

State of South Carolina,  
County of Greenville.

**L E A S E**

This Indenture, made and concluded at Greenville, S. C., this 10th day of August, nineteen hundred and thirty-six by and between Sloan S. Sherrill the Lessor on the first part, and Clayton Motor Company the Lessee on the second part,

Witnesseth, that the said Lessor has granted and leased, and by these presents does grant and lease, unto the said Lessee the following:

All that certain piece, parcel, or lot of land lying and being in the State and County aforesaid on the South side of Buncombe Street, in Ward "1" of the City of Greenville, and having the following courses and distances to-wit: Beginning at an iron pin on the South side of Buncombe Street at the corner of Mrs. Gilreath's lot and running thence along the line of Buncombe Street 60 feet to a stake 3x, at the corner of lot now or formerly belonging to Mrs. Latimer; thence along the line of the said Latimer lot in a Southerly direction 138 feet to a stake 3x; thence in a Westerly direction 67 feet to a corner of Mrs. Gilreath's lot; thence along the Gilreath line 48 feet to a bend in the said line; thence along the balance of said line 122 feet to the beginning corner on south side of Buncombe Street. This being the description set out in deed of Nora S. Sherrill to Lessor herein. Said deed appears of record in Vol. 115, page 348, R. M. C. Office for Greenville County, S. C.

To Have and to hold, the above described premises unto the said Clayton Motor Company, its successors, and assigns, for the full term of five (5) years commencing October 1, 1936, and ending September 30, 1941. It is mutually agreed that Lessor is to pay the total sum of Eighteen Hundred Sixty (\$1860.00) Dollars, payable at the rate of twenty-five (\$25.00) Dollars per month for the first two (2) years, thirty (\$30.00) Dollars per month for the third year, thirty-five (\$35.00) Dollars per month for the fourth year, and Forty (\$40.00) Dollars per month for the fifth year, monthly in advance, for the lease premises.

It is mutually understood and agreed that Lessee is to have the right to erect such temporary building or buildings on the lease premises as may be necessary for his use during his tenancy.

It is further stipulated and understood, by the parties to these presents, that any building or buildings that Lessee may erect upon the lease premises may be removed by lessee at the termination of his lease without notice to Lessor.

And it is further stipulated and understood, by the parties to these presents, that if one months rent shall at any time be in arrear and unpaid the Lessor shall have the right to annual and terminate this lease, and it shall be lawful for him to re-enter and forthwith repossess all and singular the above granted and leased premises; in case of default for ninety days the Lessor may declare the entire balance of the rent due and then payable.

In Witness whereof, the parties do hereto set their hands and seals this 10th day of August, 1936.

Signed, sealed and delivered in the presence of:

Imogene Roe  
W. A. Chandler.

Sloan S. Sherrill (SEAL)  
Lessor.

Witnesses as to Lessor  
W. A. Chandler

Clayton Motor Company,  
BY: C. M. Clayton, owner (SEAL)  
Lessee.

Imogene Roe.  
Witnesses as to Lessee.

State of  
County of

Personally appeared Imogene Roe who upon oath says that she saw Sloan S. Sherrill sign, seal and deliver the foregoing instrument for the uses and purposes therein mentioned, and that she with W. A. Chandler witnessed the same.

Sworn to before me this 10th day of August, 1936.

W. A. Chandler

Imogene Roe.

Notary Public for  
State of South Carolina,  
County of Greenville

Personally appeared Imogene Roe who upon oath says that she saw C. M. Clayton, owner of Clayton Motor Company, sign, seal and deliver the foregoing instrument for the uses and purposes therein mentioned, and that she with W. A. Chandler witnessed the same.

Sworn to before me this 17th day of August, 1936.

W. A. Chandler

Imogene Roe.

Notary Public for S. C.

S. C. Stamps \$0.75

Recorded this the 17th day of August, 1936, at 11:56 A. M.