

TITLE TO REAL ESTATE

entire term immediately due and payable and proceed to collect the same or may declare this lease terminated and take immediate possession of the premises, collecting the rental up to the retaking of such possession.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals in triplicate this the day and year first above written.

In the presence of:

Bonnie M. Culbertson  
Miriam Chandler



ACME REALTY COMPANY (L. S.)  
BY: HERBERT H. PROVENCE,  
PRESIDENT.  
LESSOR  
AND: L. L. JARRARD,  
SECRETARY.



PROVENCE-JARRARD COMPANY, (L. S.)  
LESSEE,  
BY: HERBERT H. PROVENCE  
PRESIDENT  
AND: L. L. JARRARD  
SECRETARY.

STATE OF SOUTH CAROLINA,  
COUNTY OF GREENVILLE.

Personally appeared before me Bonnie M. Culbertson, who, being duly sworn, says that she saw H. H. Provence, as President, and L. L. Jarrard, as Secretary, of Acme Realty Company, Lessor, and H. H. Provence, as President, and L. L. Jarrard, as Secretary of Provence-Jarrard Company, Lessee, sign, seal and as the act and deed of said corporations deliver the foregoing lease, and that she with Miriam Chandler witnessed the due execution thereof.

Sworn to before me this 30th day of June, 1941.

Elsie M. Griffeth (L. S.)  
Notary Public for South Carolina.



Bonnie M. Culbertson

S. C. Stamps \$18.00

Recorded June 30th, 1941 at 2:30 P. M. #9900 BY: E.G.

STATE OF SOUTH CAROLINA,  
COUNTY OF GREENVILLE.

ASSIGNMENT OF LEASE.

WHEREAS, Acme Realty Company of the City of Greenville and State of South Carolina, is the present owner in fee simple of the property briefly described as that lot situate on the north side of West McBee Avenue in the City of Greenville fronting thereon 58.75 feet, known as No. 214 and 216 West McBee Avenue in the City of Greenville; and

Whereas, Southeastern Life Insurance Company, a corporation of the State of South Carolina, having its principal office in the City of Greenville, S. C., is about to become the owner and holder of a first mortgage executed by Acme Realty Company covering said property, which mortgage secures a note in the principal sum of Thirty-five Thousand (\$35,000.00) Dollars; and

WHEREAS, all of said mortgaged premises have been demised and leased to Provence-Jarrard Company, a corporation of the State of South Carolina, under lease dated June 30, 1941; and

WHEREAS, Southeastern Life Insurance Company, as a condition to making the aforesaid mortgage loan has required an assignment of the said lease as additional security for said mortgage loan,

NOW, THEREFORE, THESE PRESENTS WITNESS, that in consideration of the foregoing and of the sum of One (\$1.00) Dollar paid by Southeastern Life Insurance Company to Acme Realty Company (the receipt whereof is hereby acknowledged) the said Acme Realty Company hereby assigns, transfers and sets over unto Southeastern Life Insurance Company the said lease to Provence-Jarrard Company as additional security; and for the consideration aforesaid Acme Realty Company hereby covenants and agrees to and with Southeastern Life Insurance Company that it will not, without the written consent of the Southeastern,

- (a) Cancel said lease;
- (b) Accept a surrender thereof;
- (c) Reduce the rent below the minimum of \$375.00;
- (d) Modify the said lease in any way, either orally or in writing;
- (e) Grant any concession in connection with said lease, either orally or in writing;