

TITLE TO REAL ESTATE

THE STATE OF SOUTH CAROLINA.

County of Greenville.

WHEREAS, W. M. Hayes, owner and operator of the business known as "A & A Cleaners", located on the east side of South Trade Street, Greer, S. C. has sold and conveyed to W. L. Brewer and J. C. Covington the said business, and all accessories, supplies, machinery and equipment of the said business, and the said W. M. Hayes is also owner of the building in which said business is and has been conducted and operated, and it is the desire of the said purchasers of the said business to continue the operation of the said business in the same place as now located, now, therefore, it is AGREED AND COVENANTED:

That for an in consideration of the monthly rental of fifty dollars, payable in advance, and beginning November 25th, 1946, the said W. M. Hayes agrees to and does hereby let, lease and rent to the said W. L. Brewers and J. C. Covington the said buiding as above described and mentioned, in which said business of A & A Cleaners is operated, for the term and period of five years from and after said date of November 25th, 1946. Also as going with this lease and the privilege to said lessees to use the same are the awnings in front of the said building, the Venetian Blinds and such other fixed appurtenances to the said buidligh as are necessary and proper to the conduct of the said business.

This contract expires of its own terms at the expiration of the said five-year period, without other or further notice from either party to the other. In case of the death of one or more of the parties hereto before the expiration hereof, the estates or personal representatives of such one or ones deceased may continue theuse and occupancy thereof under the terms and provisions hereof.

The said Lessees agree to and do hereby accept the use and occupation of said premises on the terms stated: to pay the said rentals at the times stated, and at the expiration hereof in the same condition as when received by them, ordinary and reasonable wear, tear and usage of the same excepted.

The said Lessees shall carry insurance in the proper amount and of the class to protect the rights and interests of the lessor as well as those of themselves in the equipment, apparatus and accessories of and in the said business; and all rights under the law are preserved and reserved to the said lessor for thecollection of any arrears of rent due hereunder at any time, and for which purpose the statutory lien thereon is hereby declared and granted.

Should the said lessees at any time be Three months or more in arrears of such rental, then the said lessor may at his option declare this contract terminated and ended, and upon five days notice of such intention, proceed to repossess the said premises, and exercise all rights in and for the collection of such arrears of rental.

Any changes made in the said building for the convenience or purposes of the lessees to be at their own expense, and at the expiration hereof such as can be removed without defacement or disfigurement or damage to the said building or premises may be removed by them.

The said Lessees may not sublet or subrent the said building and/or premises, or any part thereof, without the written consent of the lessor; and any modifications hereof to be reduced to writing and signed by the parties to be bound.

The said lessor may at any time enter the said premises for the purposes of inspection, repairs or other steps necessary for the protection and preservation of the property.

In Witness whereof, the parties hereto hereunto set their hands and seals in triplicate this the 23rd day of November, In the year A. D. Nineteen Hundred and forty-six, and in the one hundred and seventy-first year of American Independence.

Signed, Sealed and Delibered)
in the presence of:)

W. M. Hayes (LS)

W. E. Westmoreland)

W. L. Brewer (LS)

L. E. Wood)

J. C. Covington (LS)