

TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE.

LEASE

THIS AGREEMENT made this 22nd. day of July, 1947 by and between M. C. Woodson, HEREIN DESIGNATED Lessor, and J. McGee Horton, herein designated lessee, WITNESSETH:

1. For the consideration hereinafter expressed, the lessor has rented and leased, and does hereby rent, lease and demise unto the lessee, for a period of five (5) years, from the date hereof, beginning with July 22, 1947, and ending at noon July 22, 1952, the following premises, to be used for the sole purpose of the sale of such petroleum products as may from time to time be designated by the said lessee, namely:

All that certain lot of land situate in the County of Greenville, State of South Carolina, containing one half acre, more or less, described as follows: Beginning on property line in center of State Highway, point being approximately half way between M. C. Woodson's garage and M. C. Woodson's service station and store, thence running from this point to J. G. Cothran's line, thence running along said line southwardly to center of said State Highway, thence along center of said State Highway, up the road in a northerly direction to point of beginning corner. M. C. Woodson's store and filling station located approximately in the center of this location.

2. The premises hereby demised are to be used by the lessee for the operation of a filling station for the sale and distribution of petroleum products of such kind as may be designated by the lessee.

3. It is mutually agreed and understood that the full consideration is the paying to the lessor two hundred twenty five dollars (\$225.00) by check to be used for the lessor in surfacing with tar and gravel the front portion of the above described location.

4. It is mutually agreed that the lessee will operate the filling station on the foregoing premises by someone mutually satisfactory to parties hereto and on a basis which shall likewise be mutually satisfactory to said parties, and it is further mutually agreed that the lessor will not sell and distribute, permit the sale or distribution from the foregoing premises, during the term of this lease, any gasoline or other petroleum products other than such as are purchased from the lessee.

5. It is mutually agreed and understood, that the said lessor, or any other person who shall be engaged to operate the said filling station, shall sell therefrom such petroleum products only as shall be designated by the lessee.

6. It is mutually agreed and understood, that the lessor will pay from year to year all taxes assessed against said premises and any and all fire and tornado insurance that said lessor shall desire to have.

In Witness whereof, the parties hereto have signed their names and affixed their seals, in duplicate, the year and day first above written.

IN THE PRESENCE OF:

Betty Jean Woodson  
Leland A. Jackson

M. C. Woodson  
Lessor

J. McGee Horton  
Lessee.

*This agreement is hereby cancelled as of mutual agreement as of December 2nd 1949. J. McGee Horton*

*RECORDED  
13 DAY  
Ollie  
P. M. C. FOR GREENVILLE COUNTY, S. C.  
AT 3:17 O'CLOCK P. M. NO. 1081*