

STATE OF GEORGIA,
BARTOW COUNTY.

This memorandum of agreement entered into this --- day of August, A.D. 1915 by and between Mrs. Elizabeth M. Pepper, Lessor, party of the first part, residing in Cartersville, Bartow County, Georgia, and called party hereinafter for convenience, and Edwin Pepper, of Greenville County, South Carolina, Lessee, party of the second part, and hereinafter called party for convenience.

WITNESSETH.

1st. First party hereby leases to Second Party, all that cer-tain tract or parcel of land located about ten miles from the City of Greenville, South Carolina, on the Augusta Road, and known as the W.A.Pepper Home Place, containing one hundred and twenty acres more or less, being the tract of land devised to First Party by W.A.Pepper, deceased, during her life time. Also that certain tract or parcel of land, as conveyed to First party by second Party, during her life time, according to a certain plat made in the year A.D.1914 by one W.F.Lee, Surveyor, said tract or parcel of land contain- ing eighty-seven (87) acres, more or less, and described as tract Number One (1) of the W.A.Pepper Estate.

2nd. The term of this lease shall begin January 1st, A.D.1916, and is effective during the life time of First Party, and is made under the follow- ing terms and conditions, to-wit:-

3rd. Second Party, for himself, his heirs or assigns, agrees and binds himself to pay to First Party her agent, heirs or assigns, the sum of ONE HUNDRED AND SEVENTY-FIVE DOLLARS per year, net, as a yearly rental for said property, during the life time of First Party, to be paid upon the first day of November of each year, by certified check, New York Exchange, or in cash, to be remitted to First Party, or her duly authorized agent, in Chartersville, Bartow County, Georgia, by registered mail, and in the event of the death of First Party, such proportional part of the year as may be due at the time of her death.

4th. Second Party agrees that he will pay all taxes and insurance, and make all necessary repairs upon said property, during the term of this contract or lease, such expense incurred to be paid by Second Party wholly, in addition to said rental to be paid First Party as hereinbefore specified said rental of ONE HUNDRED AND SEVENTY-FIVE DOLLARS is understood and agreed to be net to First Party and First Party shall not be liable for any expense of whatsoever nature, incurred upon said property by reason of taxes, insurance, repairs or upkeep, and no accident or calamity befalling said property or any improvements thereupon, shall effect or alter this contract or lease in any manner or partic- ular whatsoever.

IN WITNESS WHEREOF the parties hereto have affixed their hands and seals this day and year first above written.

Signed, sealed and delivered in the presence of:
1 H.Wofford Gilreath,
2 Sam Smith,
As to Elizabeth M Pepper,
Ernest Bridges,
T.P.Cothren,
As to Edwin Pepper.

Elizabeth M. Pepper,
By P.Gilreath, Agt (L.S.)
Edwin Pepper (L.S.)

STATE OF GEORGIA,
COUNTY OF BARTOW.

Personally appeared H.W.Gilreath and having been duly sworn says that he was present and saw Elizabeth M.Pepper by agent sign, seal and as her act and deed deliver the within written lease and that he with Sam Smith witnessed the due execution thereof.

Sworn to before me this
9 day of Sept, 1915.
H. C.Nelson (L.S.)
Notary Public Bartow County, Ga.

H. Wofford Gilreath.

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE.

Personally appeared Ernest Bridges and having been duly sworn says that he was present and saw Edwin Pepper sign, seal and as his act and deed deliver the within written lease and that he with T.P.Cothren witnessed the due execution thereof.

Sworn to before me this
16th day of August, 1915.
Oscar Hodges (L.S.)
Notary Public for S.C.

Ernest Bridges.

REcorded for September 10th, 1915.

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