

STATE OF SOUTH CAROLINA,  
GREENVILLE COUNTY.

This Indenture entered into this the 16th day of August, 1915, between Mary S. Tuttle by Wm. Goldsmith, Agent of the first part, hereinafter designated Landlord, and D. M. Knight of the second part, hereinafter designated Tenant,

WITNESSETH:

The said Landlord has hereby let and rented to the said Tenant, and he has hired and taken from the said Landlord the store room situated on corner Main & Court Street, Court Square, Swandale building, Greenville, S.C. being the room the said tenant is now occupying, being about 12'6" X 57 feet & use of toilet in rear of adjoining room & tenant to pay water rent for said toilet & lavatory. Including Steam Heat and tenant to pay all light & water bills. for the term of Two years nine months & fifteen days from Nov. 1st, 1915 to August 16th, 1918, to commence the --day of --19--, for which he is to pay the sum of Eight Hundred Forty Dollars per annum to be paid Seventy Dollars per month in advance on the 16th day of each month. It is further agreed and understood that the room is not to be used for other than barber shop purposes and that no signs shall be tacked or nailed to the outer walls of the building, but if signs are wanted they shall be painted on the windows. Beginning Nov. 1st, 1915 and continuous monthly thereafter to July 19th, 1916 I, Wm. Goldsmith, Agent will refund unto the lessee the sum of ten dollars per month on the within lease. It is further agreed that said premises shall not be sub-let or this lease assigned without the written consent of the Landlord.

It is further agreed that if said premises shall be destroyed or so injured as to render them untenable, all parties hereto from the time of such destruction or injury are released from the terms of this lease.

It is further agreed that if any rent shall be due and unpaid or if the tenant make default in or violate any of the covenants or agreements, terms or conditions in this lease, that thereupon, or within a reasonable time thereafter, the Landlord may terminate this lease and without suit or process re-enter and re-take possession of said premises and remove all persons therefrom, and the tenant hereby waives any and all notice from the Landlord of any such intention, or fact of termination or if no such event occur, will at the end of the said period covered hereby, quit and surrender said premises in as good condition as reasonable use thereof will permit, except as above provided.

Upon the tenant paying the said rent and at the times stated as above provided, the said Landlord hereby covenants that he may have quit and peaceable possession of said premises.

In Witness Whereof, the parties hereto do bind themselves, their Executors, Administrators, heirs and assigns and set their hands and seals the day and year first above written.

Signed, Sealed and Delivered

in Presence of:  
Wade H. Batson,  
N. V. Higley,

Mary S. Tuttle, by  
Wm. Goldsmith, Agent (Seal)  
D. M. Knight (Seal)

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PERSONALLY APPEARED Wade H. Batson who upon oath says that he saw Wm. Goldsmith Agent for Mary S. Tuttle & D. M. Knight sign and seal the within written instrument, and that he with N. V. Higley witnessed the execution thereof.

Sworn to before me, this 17th  
day of August, A.D. 1915.

Harry R. Wilkins (Seal)  
Notary Public, S.C.

Wade H. Batson.

Recorded for September 6th, 1915.

STATE OF SOUTH CAROLINA,  
COUNTY OF GREENVILLE.

WHEREAS, J. R. West has entered into an agreement with the Brandon Mills to purchase a certain tract of land located on the south side of Transfer Tracts of the Greenville, Spartanburg & Anderson Railway Company running through the Brandon Mills property, and

WHEREAS, he is desirous of disposing of a portion of said property, the same has been divided into lots and a plat made thereof, copy of said plat being recorded in Plat Book C, page 190 in office of R.M.C. for Greenville County.

THIS MEMORANDUM OF AGREEMENT between J. R. West party of the first part, of the County of Greenville, and Rulo Hendrix party of the second part, of the County of Greenville, Witnesseth:-

That the said party of the first part, hereby agrees to sell and the said party of the second part to purchase lot No. 4 of the above mentioned subdivision; the consideration of said lot being the sum of Four Hundred (\$400.00).

The party of the second part has this day paid and party of the first part received the sum of \$110.00, receipt of which is hereby acknowledged, and it is further agreed between the parties that the balance of said consideration is to be paid in \$10.00 monthly installments with interest thereon at the rate of ---per cent. per annum on all unpaid portion of said consideration.

It is agreed that the party of the first part that upon the payment of the full stipulated price aforementioned for said lot ---that he will cause to be executed and delivered to the party of the second part, or his order, a fee simple deed, free of all incumbrances for said lot.

It is further understood and agreed between the parties hereto that in the event that party of the second part does not meet the payments as above set forth that the non-payment of any installments for the period of sixty (60) days shall constitute a forfeiture of this contract and all payments shall be retained by the party of the first part in liquidation of the expenses in connection with the sale of this property and the rental thereof during the period of the existence of this contract. Any adjustment in connection with said payments being absolutely under the control of the party of the first part.

Witness our hands and seals this the 28 day of July in the year of our Lord one thousand, Nine hundred and fifteen and in the one hundred and fortieth year of the Independence of the United States of America.

W. T. Leoper, T. I.  
C. C. Dill,  
As to Party of the First Part.

W. T. Leoper,  
C. C. Dill,  
As to the Party of the Second Part.

J. R. West,  
Party of the First Part.

Rulo Hendrix,  
Party of the Second Part.