

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE.

I, Mrs. Q.V. Farrell, by J.W. Farrell agent lessor in consideration of the rental hereinafter mentioned, have granted, bargained, and released, and by these presents do grant, bargain, and lease unto C.C. Granger lessee the Farm located in Gantt Township on Grove road, the same being the land transferred this day to the said lessor by J.J. McSwain for the term of balance of the year 1916 and the said lessee in consideration of the use of said premises, for the said term, promise to pay the said lessor or order

Three bales of good middling cotton, bales to contain 500 pounds each, said cotton to be delivered by November, 15th, 1916.

TO HAVE AND TO HOLD the said premises unto the said lessee his executors administrators and assigns for the said term. The lessee agrees to make good all breakage of glass, and all other injuries done to the premises during the term, except such as are produced by natural decay and unavoidable accidents, and agree to make no repairs, improvements or alterations in the premises without the written consent of the lessor.

Witness our hands and seals, the 6th day of March, 1916.

Witness: J. B. Burgard C.G. Granger (SEAL)
J.T. Burgard J.W. Farrell, Agt. (SEAL)

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

Personally comes J.B. Burgard and makes oath that he saw the within named C.G. Granger sign and seal the within written instrument, and that he, with J.T. Burgard, witnessed the execution thereof.

Sworn to before me, this 17th day of March, 1916.

H. M. Burgard (L.S) J. B. Burgard
Notary Public, S.C.

For value received, I hereby assign all my rights, title and interest in the within lease to J.T. Burgard.

Witness my hand and seal this 6th day of March, A.D., 1916. J.W. Farrell, Agt. (L.S)

Recorded May 8, 1916.

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STATE OF SOUTH CAROLINA

WHEREAS, Monaghan Mills was heretofore duly incorporated under the laws of the State aforesaid, with its principal place of business in the County of Greenville, State aforesaid, and

WHEREAS, at a meeting of the stockholders of said corporation, duly called by the Board of Directors and held on May 28, 1916, of which meeting thirty days notice was given by mail to each stockholder stating the time, place and purpose of said meeting, and by publishing a copy of said notice in the Greenville Daily News, a newspaper published in the City of Greenville, State of South Carolina, for thirty days prior to said meeting, a Resolution was introduced and passed by a vote of more than two-thirds majority of all the stock in said corporation, providing that said corporation go into liquidation and the property be sold, and appointing the Directors as Trustees with full power to settle the affairs of the corporation and sell and convey its property, and

WHEREAS, at a meeting of the Directors of said Monaghan Mills, duly called and held on June 28, 1916, a Resolution was passed, authorized the officers of Monaghan Mills to sell and convey unto Victor-Monaghan Mills; the real estate, buildings, all machinery and appliances, constituting the plant of Monaghan Mills, and including the stock in process, supplies and all other property and assets of Monaghan Mills, at such prices and on such terms as may be agreed upon between the officers of said corporations:

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:- That Monaghan Mills, in pursuance of and compliance with the said Resolutions passed by the stockholders and by the Directors of said Monaghan Mills, and in consideration of the sum of One Million, Four Hundred Fifty Thousand Dollars (of which \$800,000.00 represents the value of the real-estate, including the buildings and structures erected thereon) and of other valuable considerations to said Monaghan Mills in hand paid by Victor-Monaghan Mills, a corporation duly chartered under the laws of said state, the receipt whereof is hereby acknowledged, have granted, bargained, sold released and conveyed and by these Presents do grant, bargain, sell release and conveyed unto Victor-Monaghan Mills, the following real-estate and personal property, to wit:

- (1) All those certain tracts or parcels of land situate in the County of Greenville, State aforesaid, near the City of Greenville, containing in the aggregate 338.18 acres, more or less, whereon the buildings and plant of Monaghan Mills are situate, and consisting of the following tracts, to wit:
(a) That tract containing 25 acres more or less conveyed by James A. Finlay to Monaghan Mills by deed dated March 31, 1900 recorded in R.M.C. Office for the said County, book "G.G.G." page 144.
(b) That strip of land, 50 ft. in width, conveyed by James A. Finlay and Theron Earle to Monaghan Mills by deed dated March 31, 1900, recorded in R.M.C. Office for said County, Book "G.G.G." at page 335.
(c) That strip of land, 25th. in width, conveyed to Monaghan Mills by Nancy Johnston by deed dated March 8, 1900, recorded in R.M.C. Office for said County, in Book "G.G.G." page 120.
(d) That lot of land containing 54,907 square feet, more or less, conveyed to Monaghan Mills by Margaret M. Strader and Daisy Marshall on July 14, 1900, by deed recorded in R.M.C. Office for said County in book "G.G.G." page 277.
(e) Those two lots of land containing .20 and .54 of an acre respectively, conveyed to Monaghan Mills by Theron Earle by deed dated August 23, 1900 recorded in R.M.C. Office for said County in Book "G.G.G." page 338.

Also all mill buildings, warehouse, tenement houses and other buildings and structure on said lands; also all machinery, fixtures, tools, appliances and all other property, constituting a part of the manufacturing plant located on said lands; also all mules and wagons and all other property belonging to the grantor and used in connection with said plant.

Excepting from this Conveyance, however, all those certain lots of land previously conveyed by said Monaghan Mills to the following parties, to wit:

- Tract of 8.1 acres conveyed to Piedmont Warehouse Company.
Two lots aggregating .69 acres conveyed to Southern Power Company.
Lot conveyed to L. P. Hollis for Methodist Church.
Lot conveyed to the Deacons of the Baptist Church.

Also the following lots in what is known as The Monaghan Annex, to wit:

- Lot No. 39 conveyed to S. Burden.
Lot No. 6 conveyed to J. O. Sutton
Lot No. 1 conveyed to Will Burden
Lot Nos. 13 and 14 conveyed to Julia D. Charles
Lot No. 15 conveyed to Preston Charles
Lot No. 10 conveyed to Nettie Hall

(2) All those certain tracts of land, situate in the County of Oconee, in or near the town of Walhalla, containing in the aggregate 31.2 acres, more or less, and whereon the buildings, and plant known as Walhalla Cotton Mills are situate, and consisting of the following tracts, to wit:-

- (a) That tract containing 26 acres more or less conveyed to Monaghan Mills by Walhalla Cotton Mills on July 1, 1912, deed being recorded in R.M.C. Office for Oconee County in book "L.L." at page 522.
(b) That tract of land containing 5.1 acres more or less conveyed to Monaghan Mills by Carrie Singleton on March 4, 1913 deed being recorded in R.M.C. office for Oconee County in Book QQ at page 319.

see next page.