

(c) Also that lot of land conveyed to Monaghan Mills by Fred White on February 16, 1913, deed being recorded in R.M.C. office for said County, book QQ, page 318.

Also all mill buildings, warehouse, tenement houses and other buildings and structures on said lands; also all machinery fixtures, tools and 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 the said plant.

Excepting, however, from this conveyance, the lot of land containing 1/4 of an acre, more or less, heretofore convey to the Baptist Church.

(3) Also that certain tract of land, situate in Oconee County, state aforesaid, in or near the town of Seneca, containing 216 1/2 acres more or less, being lands conveyed to Monaghan Mills by Seneca Cotton Mills on July 1, 1912, deed being recorded in book "L.L" at page 220.

Also all mill buildings, warehouses, tenement houses and other buildings and structures on said lands; also all machinery, fixtures, tool and 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 the said plant.

Excepting, however, from this conveyance, that tract of land containing 12 1/2 acres, more or less, heretofore conveyed by the Grantor unto W. P. Brewer on December 1915. (4) Also all other lands, right-of-way, sewage and flowage rights, all easements and privileges in through and over the lands to which said Monaghan Mills is, or may be, entitled. (5) Also the stock in process, all supplies and cotton on hand belonging to the Grantor in or at either of the said plants.

Together with all and singular the rights, members, hereditaments, appurtenances to the said premises belonging or in any wise incident or appertaining.

To have and to hold, all and singular, the premises before mentioned, unto the said Victor-Monaghan Mills, its successors and assigns forever.

The Monaghan Mills does hereby bind itself and its successors to warrant and forever defend, all and singular, the said premises unto said Victor-Monaghan Mills, its successors and assigns against said Monaghan Mills and its successors and against every person whomsoever lawfully claiming, or to claim, same or any part thereof.

In testimony Whereof, the Monaghan Mills has caused this Deed to be signed in its name and sealed with its seal, by its President and Secretary, on this the first day of July, 1916.

Signed, Sealed and Delivered in the Presence of:-

Jno. L. Flyler  
Stephen Nettles

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

Personally appeared before me Stephen Nettles who being duly sworn says that he saw T.M. Marchant, as President, and Herbert Lindsay, as Secretary, of Monaghan Mills, sign and seal and as the act and deed of said Monaghan Mills deliver the within written deed and that he with Jno. L. Flyler witnessed the execution thereof.

Sworn to before me this 1st. day of July 1916. Stephen Nettles.

C. F. Haynsworth  
N. P. for S.C. (Stamp s canceled \$800.00)

Recorded July 5, 1916.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

We, A. K. Manos and J.P. Alexas in consideration of the rental hereinafter mentioned, have granted, bargained, and released, and by these presents do grant, bargain, and lease unto George Benos and Ulysses Chaoussis lessees the Store room situated No. 1114 on the North side of West Washington Street, in Ward 1, in the City of Greenville, South Carolina for the term of four (4) years viz: from March 13th, 1916 to March 13th, 1920. and the said lessees in consideration of the use of said premises, for the said term, promise to pay the said lessors the sum of Six Hundred Sixty & No/100 Dollars per year payable \$55.00 Monthly in advance.

It is understood that any former or previous lease between the parties hereto on the property described above shall become null and void upon the signing of this lease.

To have and to hold the said premises unto the said lessees, their executors administrators and assigns for the said term. It is agreed by the parties hereto that this lease shall continue from year to year on the same terms, unless the party desiring to terminate it give to the other party one months written notice, previous to the time of the desired termination, but the destruction of the premises by fire or other casualty, or one months arrear of rent, shall terminate this lease. The lessees agree 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 with out the written consent of the lessor.

Witness our hands and seals, the day of March 8, 1916.

Witness:  
L.B. Houston as to George Benos (Seal)  
C. E. Robinson as to Ulysses Chaoussis (Seal)  
John A. Horton as to J. P. Alexas (Seal)  
C.M. Horton as to A.K. Manos (Seal)  
see next page.

State of South Carolina  
County of Greenville

Personally comes C. E. Robinson and makes oath that he saw the within named George Benos, Ulysses Chaoussis and J. P. Alexas sign and seal the within written instrument, and that he, with L.B. Houston witnessed the execution thereof.

Sworn to before me this 9th day of March, 1916.  
T. G. Davis (L.S)  
Notary Public, S.C. C. E. Robinson.

State of South Carolina  
County of Anderson

Personally comes John A. Horton and makes oath that he saw the within named A. K. Manos sign and seal the within written instrument, and that he with C.M. Horton witnessed the execution thereof.

Sworn to before me this 11 day of March 1916.  
C.M. Horton  
Notary Public for S.C. John A. Horton.

Recorded July 7, 1916.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE.

RECEIVED of G.M. MacNider the sum of Twenty-Five Dollars (\$25.00), the same being in payment of and for an option to purchase the lot of land with improvements thereon hereinbelow described and upon the following terms, to wit:

Upon the further payment of Thirty-Nine Hundred and Seventy-Five Dollars (\$3975.00) on or before the first day of August, 1916, by the said G.M. MacNider to Lilly McGregor Steele, the said Lilly McGregor Steele hereby agrees to execute and deliver to the said G.M. MacNider a deed in fee simple to all that lot, piece or parcel of land, with improvements thereon, situate, lying and being in the City and County of Greenville, State aforesaid, being number 227 Whitsett Street and measuring One Hundred and Twenty-Six Feet, One Inch (126' 1") by Sixty-Six Feet, Eight Inches (66' 8").

Upon the failure on the part of G.M. MacNider to purchase the property above described and pay therefore the sum of Thirty-Nine Hundred and Seventy-Five Dollars to the said Lilly McGregor Steele by or before the first day of August, 1916, it is understood that the sum of Twenty-Five Dollars (\$25.00) hereby paid for this option is to be retained by the said Lilly McGregor Steele and in the event of compliance of purchase by the said G.M. MacNider then the Twenty-Five Dollars herein referred to is to be credited on the purchase price.

Witness our hands and seals on the date set opposite our names.

Signed, Sealed and delivered in the presence of:  
H. C. Williams  
As to Lilly MacNider G. M. MacNider April 17th. 1916.  
G. D. Easterling  
As to Lilly McGregor Steele Lilly McGregor Steele April 19, 1916

STATE OF SOUTH CAROLINA  
COUNTY OF RICHLAND.

Personally comes G.D. Easterling who being duly sworn, says that he saw the above named Lilly McGregor Steele, sign, seal, and as her act and deed, deliver the above written instrument for the use and purposes therein mentioned and that he witnessed the execution thereof.

Sworn to before me this the 17th day of April 1916.  
P. H. Moffatt (L.S)  
Notary Public for South Carolina G. D. Easterling

State of South Carolina,  
County of Greenville,

Personally comes H. C. Williams, who, being duly sworn, says that she saw the above named G.M. MacNider, sign, seal and as his act and deed, deliver the above written instrument for the uses and purposes therein mentioned and that she with E. M. Blythe witnessed the execution thereof.

Sworn to before me this the 17th day of April, 1916.  
E.M. Blythe (L.S)  
Notary Public for S.C. H. C. Williams

Recorded July 7, 1916.