

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE.

I, J. Lee Greene, and J. W. Norwood lessor, in consideration of the rental hereinafter mentioned have granted, bargained and leased, and by these presents do grant bargain and lease unto J. Eugene Carter lessee the Ware House on East Court Street #210 for the term of One Year commencing on the 1st. day of January 1917 and ending on the 31st. day of Dec. 1917 and the said lessee in consideration of the use of said premises for the term, promise to pay the said lessors the sum Sixty and NO/100 Dollars per month payable monthly.

It is also agreed that the place is to be taken just as it stands, and no alteration, repair or improvements to be made, and it is agreed that this lease is not assignable nor will lease sub let the premises without written consent of lessor J. Lee Greene and J. W. Norwood.

To Have and to Hold the said premises unto the said lessee J. Eugene Carter for the said term. It Is agreed by the parties hereto that the destruction of the premises by fire or other casualty, or thitty (30) days arrear of rent, shall terminate this lease at option of lessor. The Lessee agrees to make good all breakage of glass, and all other injuries done to premises during the term, except such as are produced by natural decay 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 28th day of August 1916.

Witness:
E. W. Wood J. Eugene Carter (SEAL)
Wm. A. Staley J. Lee Greene (SEAL)
J.W.W. Norwood (SEAL)

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

Personally came E. W. Wood and made oath that he saw the within named J. Lee Greene and J. W. Norwood sign and seal the within instrument, and that he with Wm. A. Staley witnessed the execution thereof.

Sworn to before me this 31st. day of August, A.D. 1916.

H. C. McKnight (L.S.)
Notary Public, S.C.

E. W. Wood

Recorded Sept. 6, 1916.

STATE OF SOUTH CAROLINA
GREENVILLE COUNTY.

This Indenture entered into this the 3rd. day of August 1916, between Mary S. Tuttle by Wm. Goldsmith, Jr. Agent of the first part, hereinafter designated Landlord, and J. A. McDavid and W, H. Ashmore 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 first door, south of Carpenter Bros Drug store West side of south Main Street, Greenville, S.C. Including Steam Heat service-tenant to pay all lights bills. for the term of Two months to commence the first day of November 1916, for which they are to pay the sum of One Hundred Dollars per month to be paid One Hundred Dollars per month in advance on the first day of each month. It is further agreed and understood that the room is not to be used for other than office 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.

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 also agreed in case party of second part wishes to continue this lease for one year after Dec. 31st. 1916, they are to give notice in writing on or by Nov. 1st. 1916 and in case they wish to continue this contract for two year after Dec. 31st. 1917, to give notice in writing on or by Oct. 1st. 1917, also same rental.

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, That if this lease fails in business, becomes a bankrupt or ceases to do business therein, the rent for the entire term becomes immediately due and payable, or the lessor may at her decretion terminate this lease and take possession of said premises.

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 Tenat 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 quiet 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.

see next page.

Signed, sealed and delivered in presence of

Z. A. Smith
Wade H. Batson

By Mary S. Tuttle
Wm. Goldsmith, Agt. (SEAL)
J. A. McDavid (SEAL)
W. G. Ashmore (SEAL)

STATE OF SOUTH CAROLINA
GREENVILLE COUNTY.

Personally appeared Z. A. Smith who upon oath says that he saw J. A. McDavid and W.G. Ashmore sign and seal the within written instrument, and that he with W. H. Batson witnessed the execution thereof.

Sworn to before me, this 6th day of Sept. A.D. 1916.

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

Z. A. Smith.

Recorded September 6, 1916.

Simpsonville, S.C.

2nd. Day of Sept. 1916.

Received of W.D. Ridgeway (\$50.00) Fifty Dollars as part payment on a track of land lying in Fairview Township containing 80 acres more or less said land being the Place I now live on, Purchased Price being thirty four hundred Dollars (\$3400.00) Balance due being \$3350.00 thirty three hundred and Fifty Dollars.

Balance Payment of thirty three hundred and fifty Dollars to be paid Jan. 1st. 1917, when said balance is paid I promise to give him a warranted title with dower, also. Jan. 1st. 1917, I promised to give him full possessing of said Place

Witness

J. M. Ashmore
Bluce Knight

H. G. Garrett.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE.

Personally appear before Bluce Knight and made an oath that he saw the within named H. G. Garrett sign, seal and his act and deed deliver the within written deed and that he with J.M. Ashmore witnessed the due execution thereof.

Sworn to before me this 2nd. day of Sept. 1916.

Jas. M. Ashmore
Notary Public for S.C.

Bluce Knight.

Recorded September 8, 1916.

Greenville, S.C.

Aug. 30th, 1916.

This agreement and covenant entered into this

between A.G. New and Mr. T.C.C. Castles witnesseth, that for and in consideration of One Dollar, cash in hand as paid to A. G. New, the receipt of which is hereby acknowledged, the said A.G. New does hereby rent to the said T.C. Castles a tract of land adjoining W. A. Martins line, situated on the Furman Road and extending back to row of lots sold and bounded by Newland Avenue, containing about one Acre more or less, and also all those certain lots #55, 56, and 57, the said lots of land more fully described on Plat dated May 14th, 1914, as made by A.S. Bedell, and T.C. Castles does rent the same upon the following conditions and agreements, that T.C. Castles, shall pay to A.G. New on or before Jan. 1st. 1917, Twenty Dollars (20) as Rent, and A.G. New, agrees to give T. C. Castles possession of the above described property, and T.C. Castles agrees to keep the buildings situated thereon insured, in the name of A.G. New, and A. G. New, in the event of being paid for loss by fire of the building is to give credit to said T.C. Castles for said amount.

T.C. Castles agrees to pay rental on or before Apr. 1st. 1917, Rental of Twenty Dollars, August 1917, Rent \$20. and November 1917, \$20. and agrees to pay as first payment on or before Jan. 15th, 1918 to the said A.G. New the sum of three hundred and thirty-three Dollars (\$333) with interest from the first of Jan. 1918, at the rate of 8 (eight) per cent per annum and to give a note and mortgage of the premises to A. G. New, for the further sum of six hundred Sixty-Seven dollars, payable in two equal annual installments, all payments to bear eight per cent interest untill paid, the said A.G. New hereby agrees and binds himself to execute a general Warrantee Deed to the said T.C. Castles of the above described Property, upon the above payments being made, and T.C. Castles, agree to make the above payments as above outlined without any defalcation.

The General Warrantee deed shall have the following restrictions, upon the condition following, which are made part of this consideration of the deed, the violation of which or any one more or which, within ten years (10) from date 1st. 1917. shall render the deed null and void and the title to the property conveyed under the above agreements shall to instanter revert to the grantor herein, his heirs and assigns.

- 1st. That said property or any part of it shall not be sold rented or otherwise disposed of to persons of African Descent.
- 2nd. That no liquor or ardent spirits of any kind shall be sold thereon.
- 3rd. That no building shall be erected nearer than twelve feet from the road-way or street, and the property shall be used for residence purposes only, except the lots #55, 56 and 57, which shall not be restricted by this Clause #3.
- 4th. That the grantor will reserve the right to lay or place, or authorize the laying or placing of electric or other street car tracks, sewer, gas and water pipes, telegraph, telephone and electric light

see next page.