

THE STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE.

Know all men by these Presents, That I, the undersigned, of the State and County aforesaid, for and in consideration of the sum of One Dollar to me paid, at and before the sealing of these presents, by Joseph J. Fretwell, of the City of Anderson, of the State and County aforesaid, the receipt of which is hereby acknowledged, do hereby give to the said Joseph J. Fretwell an option on all that certain Tract of parcel or Land, lying, being and situate in Dunklin Township, said State and County and on waters of Saluda containing 30 1/2 acres and known as part Jno Cooley bounded by M. H. Owens, W. H. Alberson, S.A. Cooley and others

One dwelling, 3 rooms

And I do hereby agree and covenant with the said Joseph J. Fretwell, his heirs, executors, administrators and assigns upon the payment to me or my certain and proper representative, of the sum of \$1300.00 Dollars for the said Tract or Parcel or Land, to execute good and sufficient title to same, to the said Joseph J. Fretwell or such purchaser as he may obtain, showing title vested in me, payment to be made on or before Dec 1st. day of Dec. 1916.

I am to pay said Joseph J. Fretwell No. commission when said sale is made.

This option is given and is to hold good for the space of 30 days from the date hereof or until the 14th day of November A.D. 1916.

Witness my hand and seal, this 14th day of Oct. A.D. 1916.

In presence of

John J. Coker.
S. A. Cooley

J. A. ^{his} Loftis (L.S)
m rk

STATE OF SOUTH CAROLINA
COUNTY OF ANDERSON

Personally came before me John J. Coker and made oath that he saw the within named J. A. Loftis sign, seal and as his act and deed deliver the within written option, and that he with S.A. Cooley witnessed the execution thereof.

Sworn to before me this 14th day of Oct. A.D. 1916.

Clarence W. Beaty

John J. Coker.

Notary Public for S.C.

Recorded October 27, 1916.

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

CONTRACT.

Memo of contract entered into this day between the Fairview Stock Agricultural and Mechanical Association, a corporation, and T. O. Turner, the said corporation having its principal place of business in the County and State aforesaid, and the said T.O. Turner being a resident and citizen of the County and State aforesaid, and the said contract being as follows to wit:

1.

It is agreed and contracted between the parties hereto that the life of this contract shall be for the space of ten (10) year from this date, except in the event the condition or conditions hereafter mentioned happening, when said contract shall cease and become null and void.

ii.

That in case the corporation aforesaid shall cease to conduct its fairs or shows, or in case it shall sell its property, hereafter mentioned; and further in case the said T.O. Turner shall sell and convey by deed or otherwise any parts of his property, hereafter mentioned, adjoining the property of the corporation that is to say in the event of the happening or any one or more of these events this said contract shall terminate, otherwise to remain in full force and effect for the time specified in the first paragraph.

iii.

For the further concessions made to the said Turner hereafter mentioned by the Fairview Stock, Agricultural and mechanical Association, the said T.O. Turner does hereby agree and contract that for the life of this contract he, the said Turner, will never, on the day known as Show Day of the association sell, or allow to be sold upon any of his property hereafter mentioned any refreshments of whatever kind or nature, it being understood that the income or the said Association is made up chiefly from profits realized upon refreshments sold by it on Show Day, and for the said Turner to sell said refreshments the income of the Association would be greatly lessened, and it is also agreed and contracted by Turner that he will not allow or suffer any other to so offer for sale the commodities mentioned on said day; and it is further agreed by the said Turner that he will allow the Association to use, as a hitching ground any and all of his wooden lands, adjoining, or adjacent to the Association property on the said Show Day; and said Turner still further agrees contract that he will clear said piece of land on south side of said Show Grounds.

iv.

That the said Association on its part agrees and contract that the said Turner shall have the right use such litter as he may desire to use off said Association land, said T.O. Turner shall have complete charge of the grounds and buildings of the said Association, hereafter mentioned, to use the same as a pasture, without injuring the same in any manner, or rendering the same unfit for the purposes of the Association, he said Turner having such charge of the said property at all times except for one day in the year known as Show Day

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or other days said Association may require to transact said Association Business; and it is further agreed and contracted that the said Association shall at all times keep the fences enclosing the said grounds in repair-- said repairs to be made by the said Association immediately after said defects or reported by Turner; and the Association further agrees to erect and maintain such fence or fences as may be necessary to prevent trespassing upon the tillable lands of the said Turner adjoining the Association grounds, said fences to be such as to keep the public off of the growing crops of the said Turner, this provision to apply to those attending the Association meetings and for the said Show Day, and not as to the public generally and for every day in the year.

v.

The lands belonging to the Association to be affected by this contract are described as follows:-

"All that tract or parcel or land situate and lying in the County and State aforesaid containing eleven and 6/10 acres, more or less, bounded by lands, now or formally owned by T.W. McDowell, H.B. Stewart, T.O. Turner, Wm Stenhouse and the Fairview Church, being the same conveyed to the said Association by H. B. Stewart in a deed bearing date Dec. 6th, 1902 and recorded in the office R.M.C. for Greenville County in Deed Book JJJ at page 228"

The lands belonging to T.O. Turner to be affected by this contract are as follows:-

"All that certain piece, parcel and tract of land, lying and being situated in the County and State aforesaid on waters of Reedy River and containing seventy four acres, more or less, and being the same conveyed to the said T.O. Turner by H.B. Stewart by deed dated Nov. 6th. 1903 and recorded in the office R.M.C. for Greenville County in deed book LLL at page 131, the said lands being bounded now, or formally, owned by G.W. Brownlag, O.N. Watson, T.W. McDowell, Fairview Church and the lands of the Association aforesaid.

"Also all that other piece, parcel and tract of land, situate and lying in the County and State aforesaid and in Fairview Township, adjoining the above described property, and having been conveyed to the said Turner by Mrs. N. Elizabeth McDowell by deed dated Aug. 22nd. 1904 and recorded in office R.M.C. for said County in book RRR at page 206, and containing 18 acres, more or less.

This contract entered into in duplicate this --- day of September A.D. 1916.

Witness:

J. W. Peden

Fairview Stock, Agricultural & Mechanical Association.

By H. B. Stewart, Prest.

J. G. Woodside, Secy,
T. O. Turner.

Recorded October 28, 1916.

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

LEASE OF WAREHOUSE.

This agreement entered into between Security Storage Company, a corporation of South Carolina, of the first part, hereinafter designated as "Storage Company", and Duncan Mills a corporation of South Carolina, of the second part, hereinafter designated as "Cotton Mill", WITNESSETH:

That for the consideration hereinafter mentioned Cotton Mill has let and rented to Storage Company for its exclusive use until the 18th day of October 1917, the following compartment in its warehouse, to-wit:

Compartment No. 1 in Warehouse No.....situated on its property in Greenville County, South Carolina, upon the following conditions:

Cotton Mill agrees to maintain the warehouse, and the sprinkler system and other fire protection in good condition at all times and suitable for the storage of cotton, and to weigh and grade all cotton according to the standards of the trade, and furnish sufficient labor and adequate platform facilities for its receipt, discharge and all other handling. Cotton Mill employ a watchman for the warehouse as required by insurance companies covering the contents, and shall protect all cotton stored from removal, damage and theft. In event of damage by fire (1) the Cotton Mill provide for the immediate protection and salvage of all cotton, as stipulated in the insurance contract between Storage Company and the insurance companies covering the cotton; and (2) at its option may then terminate this lease upon surrender of all receipts and insurance certificates attached.

Cotton Mill shall pay all insurance premiums, but the policies may be taken out by Storage Company in its own name. All charges against Cotton Mill for insurance, storage or other items shall be paid to Storage Company at end of each calendar month.

The consideration of this lease is that Storage Company shall store cotton (in bales of not less than 100 bales) for Cotton Mill at five cents per bale per month, and issue therefor negotiable receipts. Storage shall be considered as taking effect from the time a receipt is issued, properly signed by an executive officer and the custodian, with the certificate of the insurance company or its agent (to the effect that the cotton evidenced thereby is insured) attached. In Addition Cotton Mill shall pay 5 cents per bale for receiving and 5 cents per bale for insuring cotton.

Storage Company agrees to take the said compartment and procure insurance in reputable insurance companies (at the expense of Cotton Mill) upon all cotton stored therein and to furnish for its own use all receipts, blanks, tags, stencils, and the like.

Cotton Mill may withdraw all or a portion of the cotton stored at any time prior to the expiration of the lease on three day's notice by surrendering the receipts for the same and the insurance certificates, and paying the traveling expenses of the custodian, or an officer of Storage Company, from the City of Greenville and return. If any part of cotton evidenced by one receipt by withdrawal the receipt and insurance certificate must be surrendered and a new receipt issued, for which

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