

Know All Men By These Presents, That I, D.C. Henson, as Trustee as aforesaid, for the consideration hereinabove expressed, to me in hand paid at and before the sealing of these presents by J.B. Henson, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released and by these presents do grant, bargain, sell and release unto the said J.B. Henson, " All that piece, parcel or tract of land, including the residence of William Henson, deceased, containing 39-1/3 acres, more or less, having the following metes and bounds; Beginning on a stone and running thence N. 2-3/4 E. 7.91 to a stake, thence S. 60-1/4 W. 24.20 to a stone; thence S. 16 W. 6.17 to a stone, thence S. 4-1/4 W. 16.47 to a stone; thence N. 83-1/3 E. 11.25 to a stone, thence N. 13-1/2 E. 15.00 to a stone thence N. 42 E. 13.04 to the beginning, bounded by lands of J.V. Henson and J.B. Henson and others, and being a part of the land belonging to the estate of William Henson, deceased."

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

To have and to hold all and singular the premises before mentioned unto the said J.B. Henson, his heirs and assigns forever.

And I do hereby bind myself, my successors, heirs, executors and administrators, to warrant and forever defend all and singular the said premises unto the said J.B. Henson, his heirs and assigns against me and my successors, heirs, and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness my hand and seal this 22nd, day of January in the year of our Lord One Thousand Nine hundred and seventeen, and in the one hundred and forty-first year of America Independence.

Signed, sealed and delivered

in the presence of:

D.C. Henson, (Seal)

As Trustee.

Fannie C. Scott,

Walter M. Scott,

State of South Carolina,

County of Greenville.

Personally appeared Fannie C. Scott, who being duly sworn says she saw D.C. Henson, as Trustee sign, seal and as his act and deed as Trustee, deliver the within written deed for the uses and purposes therein stated and that she with Walter M. Scott witnessed the execution thereof.

Sworn to before me, this 22, day of January A.D. 1917.

Walter M. Scott (Seal)

Fannie C. Scott.

Notary Public, S.C.

Recorded February 10th, 1917.

(Lease)

State of South Carolina,

County of Greenville.

This Indenture made this the 11th day of Nov. A.D. 1915, by and between C.C. Jones, hereinafter designated as lessor, and A.R. Thompson, hereinafter designated as lessee,

W-i-t-n-e-s-s-e-t-h- :

That the lessor has hereby let and rented to the lessee, and the lessee has hereby hired and will take from the lessor, his store-room No. 108, Buncombe Street, in the City of Greenville, S.C. for the term of one year, with the privilege of three years, commencing on January 1st, 1916 and ending January 1st, 1917, at a yearly rental of six hundred dollars, pay-able in monthly installments of fifty dollars, the first payment to be made on 31st, day of January 1916.

To Have and to Hold said premises and its appurtenances thereof unto the said lessee, his heirs and assigns for the aforesaid term.

It is also understood and agreed that this lease shall not be assigned, nor the premises sub-rented to any person or corporation whatsoever without the written permission of the lessor.

And in case said building shall be destroyed or be so injured by the elements, or any other cause, as to be untenable and unfit for occupancy, then and in such and event this lease shall cease and determine and both, lessor and lessee, released from the further continuance of same.

And it is further agreed by ~~the~~ said parties that if one months rent shall, at any time, be in arrears and unpaid, or should the lessee at any time become insolvent or bankruptcy proceedings entered against him, then the lessor shall have the right to annul and terminate this lease, and it shall be lawful for him to re-enter and forthwith dispossess the said lessee and take possession of the premises hereby demised.

And the lessee covenants to pay to the lessor the said rent as herein specified, and at the expiration of this lease, the lessee shall quit and surrender the premises hereby demised in as good state and condition as reasonable use and wear thereof will permit, damages by the elements or destruction of the building, or any part thereof, excepted, and the lessor covenant that the lessee on paying the rent as aforesaid and performing all the covenants aforesaid shall and may peaceably and quietly hold and enjoy the premises hereby demised for the term aforesaid.

In witness whereof; the parties hereto have hereunto set their hands and seals in duplicate, the day and year first above written.

Signed, sealed and delivered

in the presence of:

C.C. Jones,

Roy H. Bozeman,

Lessor.

Lillian E. Somers.

A.R. Thompson,

Lessee.

State of South Carolina,

County of Greenville.

Personally appeared before me Lillian E. Somers, who, on oath says: That she saw the within named C.C. Jones and A.R. Thompson sign, seal and as their act and deed, deliver the within written Instrument for the purposes therein mentioned, and that he with Roy H. Bozeman witnessed the execution thereof.

Sworn to and subscribed before me, this the-11th, day of Nov. 1915.
Roy H. Bozeman (L.S.)
Notary Public for S.C.

Lillian E. Somers.

Recorded February 13th, 1917.