

( Contract - Lease )

State of South Carolina,  
County of Greenville.

Whereas, J.A. McDaniel of the City and County of Greenville, State aforesaid, hereinafter designated as party of the first part, and J.A. Adams, Tom Harrison and B.J. Powell of said City, County and State, hereinafter designated as parties of the second part, have entered into a contract, the terms of which are hereinafter set forth:

Now Therefore, This indenture made between the party of the first part and the said parties of the second part:

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

That the said party of the first part has hereby let and rented to the parties of the second part, and the parties of the second part has hereby hired and will take from the party of the first part, a certain building already erected by the party of the first part on the south side of West Washington Street, adjoining the Mills Building on the East and adjoining the Norwood Building on the West side, frontage of said lot being twenty foot on Washington St., and running back ninety feet, in the City of Greenville, County and State aforesaid, commencing on the 1st, day of September, 1917, and terminating on the 1st, day of September, 1918, at a rental of One Hundred (\$100) Dollars per month, payable on the first day of each month. The party of the first part, in consideration of the payment of the rent as hereinabove set forth, hereby agrees that said building is to be used by the parties of the second part as a store-room. It is further understood and agreed that the said party of the first part is not to put any partitions in said building, nor make any further improvements than are now there. It is further understood and agreed that the said parties are to have the use of the entire first floor, together with the floor above. It is further understood and agreed that the party of the first part will turn the said building over to the said parties of the second part by the first day of September 1917, all ready for use and occupancy and the rent as hereinabove stipulated is to begin on said date.

It is further understood and agreed, that in case said building shall be destroyed or to be so injured by the elements, by fire or any other cause, so as to be untenable and unfit for occupancy, then, and in such event, this lease shall cease and terminate and both parties released from the further continuance of same. It is further understood and agreed by the parties to these presents, that if one months rent shall at any time be in arrears or unpaid, the party of the first part 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 parties of the second part. It is further understood and agreed, that in case said parties of the second part should fail in business or bankruptcy proceedings be commenced against them, that then the party of the first part shall have the right to annul and terminate this lease and it shall be lawful for him to re-enter and forthwith take possession of said premises. It is further understood and agreed, that at the expiration of this lease, the said parties of the second part, shall have the privilege of re-leasing said premises for the term of two years, upon the above stated terms and at above stated rental \$100.00 per month.

It is further understood and agreed that this lease is not to be transferred or assigned to any person, persons or corporation, without the written consent of the party of the first part. It is understood and agreed that the parties of the second part are to put in a tile floor and a wooden floor in said building and do certain other repairs to cost the sum of Three Hundred Dollars, and -

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the party of the first part agrees to pay this sum and no more for same. The parties of the second part are to deduct three months rent for this work, and said improvements are to belong to the party of the first part upon the termination or expiration of this lease. It is further understood and agreed that the said J.A. Adams is to deliver up and cancel lease held by him on said premises expiring November 1st, 1917, and also agrees to surrender verbal lease for the second story of said building expiring January 1st, 1918.

In witness whereof, the parties hereto, have hereunto set their hands and seals this 25th, day of Aug. 1917, in Duplicate at Greenville, S.C.

Witnesses:

J.Z. Phillips,  
W.C. McDaniel.

J.A. McDaniel (Seal)  
Party of the first part.

J.A. Adams, (Seal)

Tom Harrison, (Seal)

B.J. Powell, (Seal)  
Parties of the second part.

State of South Carolina,  
County of Greenville.

Personally appeared before me J.Z. Phillips who on oath says that he saw the within J.A. McDaniel, J.A. Adams, Tom Harrison, and B.J. Powell, sign, seal and deliver the foregoing instrument of writing for the uses and purposes therein mentioned and that he, with W.C. McDaniel witnessed the execution thereof.

Sworn to before me this 25, day  
of Aug. 1917.

J.Z. Phillips

W.C. McDaniel (L.S.)

Notary Public for S.C.

Recorded August 28th, 1917.

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State of South Carolina, )  
County of Greenville. )

( Dower )

Renunciation of Dower.

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I, H.M. Burgard, a Notary Public in and for South Carolina, do hereby certify unto all whom it may concern that Mrs. Gertrude Harrison, wife of Tom Harrison named as Grantor in the deed to T.M. Marchant, bearing date March 14, 1913, recorded Vol. 18, page 79 did this day appear before me and upon being privately and separately examined by me did declare that she does freely, voluntarily and without compulsion, dread or fear of any person or persons whomsoever, renounce, release and forever relinquish unto C.O. Hobbs, his heirs and assigns forever, all her interest and estate and also all her right and claim of dower of in or to all and singular the lot situate in the City of Greenville, South Carolina on the North side of East North Street, fronting 108 feet on said street and running back along parallel lines 200 feet, this being the same lot of land conveyed by Tom Harrison to T.M. Marchant on March 14, 1913, which said deed is recorded in Vol. 18, page 79 R.M.C. Office for Greenville County.  
Given under my hand and seal this  
5th, day of September A.D. 1917.  
H.M. Burgard (L.S.)  
Notary Public for S.C.

Gertrude Harrison

Recorded September 7th, 1917.