

STATE OF SOUTH CAROLINA,

COUNTY OF Greenville

This Indenture entered into, this the 15th, day of

April 1919, between Mary S. Tuttle, by Wm. Goldsmith, Jr. Agent

of the first part, hereinafter designated Landlord, and

R. Henry Ligon 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 between Cosby's Barber Shop and United States Woolen Mills, being about 12' 4" x 57 Ft. West side of Main Street, Swandale Building, Greenville, S.C.

Including Steam Heat ~~and~~ Tenant to pay all light ~~and~~ and water bills

for the term of three years

to commence the first day of May 1919, for which he is to

pay the sum of Sixty Dollars, per Month

to be paid Sixty Dollars, per month in advance

on the first day of each month. (Clothing and Gents Furnishings-- It is further agreed and understood that the room is not to be used for other than office purposes, and that no sign 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.

That if the lesser fails in business, become a bankrupt or ceases to do business therein, the rents for the entire term become immediately due and payable or the lessor may at her discretion terminate this lease & 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 Tenant 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.

Signed, Sealed and Delivered in Presence of Wade H. Batson, Wm. Goldsmith, Agent (SEAL.)

J. N. Alverson, Mary S. Tuttle, (SEAL.)

R. Henry Ligon, (SEAL.)

STATE OF SOUTH CAROLINA,

County of Greenville

PERSONALLY APPEARED Wade H. Batson

who, upon oath says that he saw Wm. Goldsmith, Agent Mary S. Tuttle and R. Henry Ligon

sign and seal the within written instrument, and that he, with

J. N. Alverson, witnessed the execution thereof.

Sworn to before me, this 24th,

day of April A.D. 1919

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

Recorded May 6th, 1919

STATE OF SOUTH CAROLINA,

COUNTY OF Greenville

This Indenture entered into, this the 10th, day of

May 1919, between Mary S. Tuttle by Wm. Goldsmith, Agent

and W. G. Ashmore of the first part, hereinafter designated Landlord, and J. A. McDavid

Partner in McDavid & Ashmore of the second part, hereinafter designated Tenant,

taken from the said Landlord. The Store room, 3rd Floor, Drug Store, located at Greenville, S.C.

and water bills.

and year provided tenant being on or by Sept. 30th 1921 1920, for which he is to

pay the sum of Sixteen Hundred + 20/100 Dollars, per ~~Month~~

to be paid One Hundred Thirty five 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 mercantile purposes, and that no sign 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 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.

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 Tenant 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.

Signed, Sealed and Delivered in Presence of

J. A. Smith, Virginia Simkins, W. G. Ashmore + McDavid per J. A. McDavid

Mary S. Tuttle by Wm. Goldsmith, Agent (SEAL.) J. A. McDavid (SEAL.)

STATE OF SOUTH CAROLINA,

County of Greenville

PERSONALLY APPEARED Virginia Simkins

who, upon oath says that s. he saw J. A. McDavid and W. G. Ashmore

sign and seal the within written instrument, and that s. he, with J. A. Smith

witnessed the execution thereof.

Sworn to before me, this 17th,

day of May A.D. 1919

J. A. Goldsmith, (Seal.) Notary Public, S. C.

Recorded May 17th, 1919