

The State of South Carolina,)
 County of Greenville.) Power of Attorney

Know all men by these presents: That I, Amanda Young of the County and State aforesaid, have made, constituted and appointed and by these presents do make, constitute and appoint T.E. Seago of the State of South Carolina and County of Greenville my true and lawful Attorney for me and in my name, place and stead and to my use attend to any and all of my business affairs, to collect, sue for, demand and receive any and all sums of money or property due or to become due to me by other persons, let, lease, rent and otherwise handle and contract pertaining to my property, to receipt, release and give acquittances and to sign all such, giving my said attorney full power to do every-thing whatsoever requisite and necessary to be done in the premises as fully as I could do if personally present, with full power of substitution and revocation, hereby ratifying and confirming all that my said Attorney or his substitute shall lawfully do or cause to be done by virtue hereof.

In witness hereof I have hereunto set my hand and seal the 13th, day of September in the year of our Lord one thousand nine hundred and nineteen.

Signed, sealed and delivered

in the presence of:

Helen A. Morgan, (Stamp 25 cts.)
 B.A. Morgan.

her
 Amanda X Young (Seal)
 mark

State of South Carolina,
 County of Greenville.

Personally comes before me Helen A. Morgan, who on oath says that she saw the within named Amanda Young sign, seal and as her act and deed deliver the foregoing power, and that she with B.A. Morgan witnessed the execution thereof.

Sworn to and subscribed before me
 this 13th, day of September 1919.

B.A. Morgan (Seal)

Notary Public for S.C.

Helen A. Morgan.

Recorded September 13th, 1919.

State of South Carolina,)
 County of Greenville.) Lease.

This Agreement made and entered into this 31st, day of July 1919, at Greenville, S.C. by and between Mrs. Mamie P. Browning, a resident of said County and State, as party of the first part, hereinafter designated lessor, and the W.T. Grant Company, a mercantile corporation created by and under the laws of the State of Massachusetts, with the principal executive office in the City of New York, as party of the second part, hereinafter designated as lessee;

Witnesseth: That the said lessor, as the owner of a certain property in the City of Greenville, said County and State, fronting seventy-six feet on the west side of N. Main Street and fronting one hundred and twenty feet on the north side of Coffee Street, and bounded on the west by an alley way, on which is situated a two story building fronting on said N. Main Street, consisting of a basement beneath the street floor and two regular stories above the basement, the same being now subdivided into two store rooms, and the second story being now used separately for office purposes, does hereby lease, demise and let unto the said W.T. Grant Company, lessee, all of the said property for the full term of twenty years, beginning January 1st, 1924, and ending December 31, 1943, upon the consideration of the following payments of rent, payable monthly in advance, in the following amount, to-wit:

From January 1, 1924 to December 31, 1933, both inclusive, the sum of One thousand and ninety-three Dollars and seventy-five cents (\$1,093.75) per month;

From January 1, 1934 to December 31, 1938, both inclusive, the sum of Thirteen hundred and twelve dollars and fifty-cents (\$1312.50), payable monthly;

From January 1, 1939 to December 31, 1943, both inclusive, the sum of Fifteen hundred and thirty-one Dollars and twenty-five cents, (\$1531.25), payable monthly.

II- That in addition to the said amount above stated, which shall be received by the lessor as net rental for said property the said lessee agrees to pay during the entire term of this lease all taxes or other charges that may be assessed against said property, and all street and sidewalk improvements that may be assessed against said property and also to pay all fire insurance or other insurance premiums necessary to keep said property fully insured; also lessee agrees to pay all charges for water, light, heat and all other charges or expenses of any sort growing out of the maintenance, use and occupancy of said building, so that the party of the first part, lessor, shall not be called upon nor required to pay out of the net rental above stated, any sums of money whatsoever for the maintenance or operation of said property during the term of this lease; and also lessee agrees that during the entire term of this lease it will keep the said building on said premises in good repair and at the end of said lease shall turn over to the lessor, her heirs or assigns, said building in as good condition as it is on the first day of this lease, January 1, 1924, natural wear and tear alone excepted, and the said lessee agrees to protect and hold harmless the said lessor against any claim or demand for loss or damage to any one because of the improper construction, maintenance or use of said premises.

III- Lessor hereby agrees and binds herself, her heirs or assigns to pay to Forrest and George - Adair, their successors or assigns, agent, for negotiating this lease and collecting rents thereon, a sum of money equivalent to five per cent of said rentals above set out, payable monthly, and said five per cent commission have been computed and added into the amounts above stated as rentals.

(over)

See Deed Book 61 at page 320.