

State of South Carolina,
County of Greenville.

This Indenture made this 24th day of July, 1926, by and between Nelson C. Poe, Jr., Ellen Poe, and Wilkins W. Poe, lessors, of the first part, and J. A. McDavid, lessee, of the second part,

Witnesseth: That the said lessors have granted and leased, and by these presents do grant and lease unto the said lessee the first floor of store room, No. 112 South Main Street, Greenville, S. C. and extending from Main Street back approximately ninety feet, with ^{all} the appurtenances thereto belonging.

To have and to hold the said premises unto the said J. A. McDavid, his executors, administrators, and assigns, for the full term of five years, commencing on the first day of January 1927, and ending on the 31st day of December, 1931, the lessee to pay the lessors as rental the sum of Three Hundred and Twenty-five (\$325.00) Dollars per month, payable at the end of each month. It is agreed, as a part consideration of this lease, that the lessors are to furnish heat to the lessee at the same hours as same is used by the Pal Hard-ware & Supply Company, a corporation controlled by the lessors.

It is agreed that the destruction of the premises by fire or any other casualty shall terminate this lease.

It is also agreed that the lessee shall make no repairs at the expense of lessors, and any alterations or improvements desired by the lessee shall be made at his own expense, and must be done with written sanction of the lessors, and all such alterations or improvements shall be surrendered to the lessors on the lessee's removal. The lessee shall make good all breakage of glass, and all other injuries done to the premises during the tenancy, except such as are produced by natural decay or unavoidable accident. It is also agreed that said lessee shall not convey this lease, or under-let the premises without the written consent of said lessors.

It is further agreed that in case the lessee shall become a bankrupt or a receiver shall be appointed under either the federal or the State Court, this lease shall immediately terminate, and lessors can immediately re-enter the premises.

It is further stipulated and understood by the parties to these presents that if two months rent shall at any time be in arrears and unpaid the lessors shall have the right to annul and terminate this

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lease, and it shall be lawful for them to re-enter and forthwith repossess all and singular the above granted and leased premises, without hindrance, or prejudice to their right to distrain for all rent unpaid for such period.

In this agreement the lessors and the lessee bind, respectively, their heirs, executors, and administrators. In witness whereof the said parties have hereunto set their hands and seals the day and year first above written.

In Presence of:
R. E. Barton,
J. C. Waldrep,
N. W. Poe (L.S.)
Ellen Poe (L.S.)
W. W. Poe Jr. (L.S.)
Lessors.
J. A. McDavid (L.S.)
Lessee.

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Personally appears R. E. Barton who upon oath says that he saw the within named Nelson C. Poe, Jr., Ellen Poe, and Wilkins W. Poe, lessors, and J. A. McDavid, lessee, sign, seal and deliver the within written instrument; and that he with J. C. Waldrep, witnessed the execution thereof sworn to before me, this

24 day of June, 1926.
W. E. Hillison (L.S.)
Notary Public, South Carolina.



Recorded July 26th - at 9:40 a.m. 1926.

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