

State of South Carolina,  
County of Greenville.

WHEREAS, J.A. DeBard did heretofore, to wit: in the year 1896, convey unto Sallie J. Wham the land hereinafter described, which deed, however, was never recorded and has now been lost; and

WHEREAS, Sallie J. Wham did on October 4th, 1898 convey the said land unto Clifton Jones, which deed is recorded in the R.M.C. office for said County in Book FFF at page 134; and

WHEREAS, Clifton Jones did convey the land to S.G. Hughes by deed dated December, 13th 1899, which deed is of record in the R.M.C. office for said County in Book FFF at page 886; and

WHEREAS, it is desired to perfect the record title of the said S.G. Hughes to said tract of land so as to supply the link in his title which is missing by reason of the said lost deed.

NOW, Therefore, Know all men by these presents, that I J.A. DeBard in consideration of the premises and of the sum of One Dollar to me in hand paid at and before the sealing of these presents by the said S.G. Hughes (the receipt whereof is hereby acknowledged) have granted, bargained, sold quit claimed and released, and by these presents do grant, bargain, sell quit claim and release unto the said S.G. Hughes all that lot or parcel of land lying, being and situate in the Town of Fountain Inn, S.C. Beginning at a stake 3X Main Street and running thence N. 59 W. 2.37 to stake; thence N. 32 E. 3.16 to stake X; thence N. 59 W. 79 links to stake 3X; thence N. 32 E. 10.27 to stake 3X; thence S. 59 E. 3.16 to stake 3X; thence S. 32 E. 13.43 to beginning corner containing four (4) acres, more or less. Bounded by Main Street and lots of Mrs. L.M. Wilson, A.S. Peden and L.E. McKnight.

TOGETHER with all and singular the rights, hereditaments and appurtenances to the said premises belonging, or in any wise incident or appertaining.

TO HAVE AND TO HOLD all and singular the premises before mentioned unto the said S.G. Hughes, his heirs and assigns forever.

Witness my hand and seal this 24, day of December in the year of our Lord one thousand nine hundred and twelve and in the one hundred and thirty-seventh year of the independence of the United States of America.

Signed, sealed and delivered

in the presence of:

H.L. Babb,

J.A. Marljar,

J.A. DeBard (L.S.)

The State of South Carolina,  
Greenville County.

Personally appeared before me H.L. Babb and made oath that he saw the within named J.A. DeBard sign, seal and as his act and deed deliver the within written deed and that he with J.A. Marljar witnessed the execution thereof.

Sworn to before me this 24th day of Dec. A.D. 1912.

Jno. A. Marljar (Seal)  
Notary Public for S.C.

H.L. Babb

The State of South Carolina,  
Greenville County.

Renunciation of Dower

I, Jno. A. Marljar, do hereby certify unto all whom it may concern, That Mrs. R.E. DeBard the wife of the within named J.A. DeBard did this day appear before me and upon being privately and separately examined by me, did declare that she does freely, and voluntarily, and without any compulsion, dread or fear of any person or persons whomsoever, renounce, release and forever relinquish unto the within named S.G. Hughes, his heirs and assigns, all her interest and estate, and also all her right and claim of dower of, in or to all and singular the premises within mentioned and released.

Given under my hand and seal this 21, day of December A.D. 1912.

Jno. A. Marljar (Seal)  
Notary Public for S.C.

R.E. DeBard

Recorded for December 31st, 1912.

State of South Carolina,  
County of Greenville.

I, D.D. Davenport lessor in consideration of the rental hereinafter mentioned, have granted, bargained and released and by these presents do grant, bargain, and lease unto R.N. Tannahill Company lessees the store room in the city of Greenville, S.C. situated on south Main Street, No. 209, and known as the McGee building for the term of three years beginning January first, 1913 and the said lessee, in consideration of the use of said premises for the said term, promise to pay the said lessor the sum of two hundred dollars per month, payable monthly, and under the following terms and conditions:

All water rents are to be paid by the lessees and all frozen or broken water pipes to be repaired by the lessees at their expense. It is also agreed that the lessees shall not sub-rent or let or assign the above named property without first obtaining the written consent of the lessor.

It is also agreed that the lessor shall not be liable for any damages that may occur from leaks or any other unavoidable accidents. It is also further agreed that at the expiration of this lease that any or all alterations made during the year 1912 is to be replaced, at the option of the lessor, by the lessee at his expense. It is also further agreed that no further alteration shall be made during the life of this lease without the consent of the lessor.

To Have and to Hold the said premises unto the said lessees their executors, administrators and assigns for the said term. It is agreed by the parties hereto that this lease shall continue from year to year on the same terms, unless the party desiring to terminate it give to the other party three months written notice previous to the time of the desired termination, but the destruction of the premises by fire or other casualty or one months arrear of rent, shall terminate this lease. The lessee agree to make good all breakage of glass, and all other injuries done to the premises during the term, except such as are produced by natural decay and unavoidable accidents and agree to make no repairs, improvements or alterations in the premises without the written consent of the lessor.

Witness our hands and seals the 11 day of Dec. 1912.

Witness:

M.C. Davenport,  
As to D.D. Davenport.  
E.A. Gilfillin,  
As to R.N. Tannahill Co.

D.D. Davenport, (Seal)  
R.N. Tannahill, Co. (Seal)  
Per. R.N. Tannahill (Seal)

This lease signed in Duplicate.

State of South Carolina,  
County of Greenville.

Personally comes M.C. Davenport and makes oath that he saw the within named D.D. Davenport sign and seal the within written instrument, and that he with -- witnessed the execution thereof.

Sworn to before me this 2nd, day of Jan. 1913.

H.B. Ingram (L.S.)  
Notary Public S.C.

M.C. Davenport

State of South Carolina,  
County of Greenville.

Personally appeared E.A. Gilfillin and made oath that he saw the within named R.N. Tannahill Co. by R.N. Tannahill, sign and seal the within written instrument and that he with -- witnessed the execution thereof.

Sworn to before me this 2nd, day of January A.D. 1913.

H.B. Ingram (Seal)  
Notary Public for S.C.

E.A. Gilfillin

Recorded for January 2nd, 1912.