

The State of South Carolina,
County of Greenville.

Whereas, by deed dated Dec. 30, 1911, and recorded in R.M.C. office for Greenville County in Book
YYY, page 502 Wm. A. McBrayer and Mabel McB. Charles conveyed unto B.E. Geer a certain lot of land
on Jackson, Court and River Streets in the City of Greenville; and

Whereas, said conveyance was made upon various trusts, one of which was to sell the said property
as a whole or in parcel, upon such terms as to the said B.E. Geer might seem best.

NOW, THEREFORE, in pursuance of the provisions contained in the said deed and in execution of the
trusts therein stated.

KNOW ALL MEN BY THESE PRESENTS, That I, B.E. Geer, as Trustee, in the State aforesaid, in
consideration of the sum of Ten Dollars and other good and valuable consideration to me in hand
paid at and before the sealing of these presents by Hanover Realty Company, a corporation (the
receipt whereof is hereby acknowledged), have granted, bargained, sold and released any by these
presents do grant, bargain, sell and release unto the said Hanover Realty Company, All that certain
lot of land extending from Jackson Street to River Street in Ward Three of the City of Greenville,
County and State aforesaid, and having the following metes and bounds, to wit: BEGINNING at an
iron pipe on the West side of Jackson Street and in the Southern line of the right of way of the
proposed railway siding, being one hundred thirty-two and five-tenths (132.5) feet from the
southwest corner of Jackson and Court Streets, and running thence with said Jackson Street
S. 19-52 W. thirty (30) feet to an iron pipe, corner of lot of Mills and Symmes; thence with line
of Mills and Symmes and with line of M.H. Kelly N. 70-06 W. two hundred and one-tenth (200.1)
feet to an iron pin on the East side of River Street; thence with said River Street N. 19-55 E.
twenty-nine and two-tenths (29,2) feet to an iron pipe in Southern line of proposed railway
siding; thence with line of said railway right of way S. 70-20 E. two hundred and one-tenth (200.1)
feet to the beginning corner, being known and designated as lot No. 4 of property of B.E. Geer,
Trustee, as shown on plat recorded in R.M.C. office for Greenville County in Plat Book "C", page
82 and being a portion of the land heretofore conveyed to B.E. Geer, Trustee, by Wm. A. McBrayer
and Mabel McB. Charles by the deed first above mentioned.

TOGETHER with all and singular the rights, members, 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 Hanover Realty
Company, its successors and assigns forever.

Witness my hand and seal, this 14th day of July in the year of our Lord one thousand, nine
hundred and Thirteen 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:

Ellie Johnson,
S.H. McKittrick,

B.E. Geer, (L.S.)
Trustee. (L.S.)

The State of South Carolina
County of Greenville.

Personally appeared before me Ellie Johnson and made oath that she saw the within named B.E. Geer -

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as Trustee, sign, seal and as his act and deed deliver the within written deed, and that she with
S.H. McKittrick witnessed the execution thereof.

Sworn to before me this 14th,
day of July A.D. 1913.

Ellie Johnson

S.H. McKittrick (L.S.)

Notary Public for South Carolina.

The State of South Carolina,
Greenville County.

Renunciation of Dower.

I, S.H. McKittrick, Not. Pub. do hereby certify unto all whom it may concern that Mrs. Rena R.
Geer, the wife of the within named B.E. Geer did this day appear before me, and, upon being
privately and separately examined by me, did declare that she does freely, voluntarily and without
any compulsion, dread or fear of any person or persons whomsoever, renounce, release and forever
relinquish unto the within named Hanover Realty Company, its successors 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,

Rena R. Geer.

this 14th, day of July, A.D. 1913.

S.H. McKittrick (L.S.)

Notary Public for S.C.

Recorded for Sept. 25, 1913.

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375

(Lease 75/8)

This Indenture, made and entered in-to this _____ day of _____ 19 _____,
by and between Piedmont Manufacturing Company of Town of Piedmont, State of South Carolina,
hereinafter called Lessor, party of the first part, and the Southern Bell Telephone and Telegraph
Company, a corporation, hereinafter called Lessee, party of the second part,

Witnesseth:

That the Lessor, in consideration of an annual rental of Sixty and no/100 Dollars, to be paid in
equal monthly installments by the Lessee, hereby leases unto the Lessee, its successors or
assigns, for a period of Five (5) years, commencing the first day of July, 1913, the following
described premises, with the appurtenances:

One (1) room of the second floor of a frame building located on the East side of North Main
Street in Piedmont, S.C., which premises are to be used as a Telephone Exchange, or a Telegraph
office, or both, or for the general transaction of business.

~~Lessee hereby agrees that Lessee may sublet said premises.~~ Lessor hereby agrees to keep the said
premises in good and tenantable condition during the occupancy by said Lessee and that if he
should fail to make the repairs necessary to keep said premises in such condition, within thirty
days, after written notice from the Lessee, the Lessee may, at its option make such repairs and
deduct the cost of same from the rent.

Lessee hereby agrees to maintain said premises in as good condition as when received, ordinary
wear and tear and damage by the elements excepted, and to pay Lessor the said rent as herein -

(Over)