

State of South Carolina.

KNOW ALL MEN BY THESE PRESENTS, That I, W.B. Brown of Greenville County, in the State aforesaid in consideration of Twenty Dollars to me paid by Lettie Brown of Greenville County, in the State aforesaid, have Granted, Bargained, Sold and Released, and by these Presents do Grant, Bargain, Sell and Release, unto the said Lettie Brown All that lot or parcel of land in the North-eastern part of the City of Greenville and State aforesaid. Beginning on a stake corner, on the old Spartanburg Road, thence S. 89- $\frac{1}{2}$ E. 1.64 ch. to Red Oak, thence S. $\frac{1}{2}$ W. 2.53 ch. to stake, thence N. 89- $\frac{1}{2}$ W. 1.46 ch. to stake, thence N. 4 W. 2.52 ch. to the beginning, containing three eights of an acre, more or less. Bounded by the Miss Jones, said W.B. Brown and others. 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 Lettie Brown her Heirs and Assigns forever. And I do hereby bind myself, my Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the said Lettie Brown, her Heirs and Assigns against myself and my Heirs, and every other person whomsoever, lawfully claiming or to claim the same, or any part thereof.

Witness my hand and seal this 24th, day of Sept. in the year of our Lord one thousand eight hundred and seventy-five and in the one hundred year of the Independence of the United States of America.

Signed, sealed and delivered in

the presence of

John Freel,

W. Brown (L.S.)

Stephen King,

The State of South Carolina,

Greenville County.

Personally appeared before me John Freel and made oath that he saw W. Brown sign, seal and deliver the above Conveyance, for the uses and purposes therein mentioned; and that he with Stephen King in the presence of each other, witnessed the due execution thereof.

Sworn to before me this 24th, day of Sept. 1875.

John Freel

W.P. Johnson, Notary Public (Seal)

S.C.

The State of South Carolina,

Greenville County.

I, H.P. Johnson, Notary Public do hereby certify unto all whom it may concern that Mary Ann Brown the wife of the within named W. Brown 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 Lettie Brown her 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 above mentioned and released.

Given under my hand and seal this 24th,

day of Sept. 1875.

H.P. Johnson (Seal)

Notary Public, S.C.

her
Mary Ann X Brown,
mark

Recorded for December 8th, 1913.

State of South Carolina,

County of Greenville.

This Indenture made, this the 6th day of December 1913, by and between H.W. Hunt, party of the first part, and R.D. Chapman and Clyde Campbell, parties of the second part;

WITNESSETH:

That the said H.W. Hunt has hereby let and rented to the said R.D. Chapman and Clyde Campbell all that certain tract of land situate in the State and County aforesaid, containing twenty acres, more or less and is the same land conveyed to the said Hunt by W. R. Cason by deed dated the 4th, day of December, 1913, and not yet recorded, said land hereby demised being fully set forth and described in said deed, which description is made a part hereof, and that the same is for a term of two years, to begin begin the first day of January, 1914, and the rental thereof is to be paid as follows: For the first year, Twenty (\$20.00) Dollars at the end of each and every consecutive month during the year 1914, and for the second year twenty-two and 50/100 (\$22.50) Dollars at the end of each and every consecutive month during the year 1915.

It is further agreed that all manures accumulating upon said place shall be put back upon said land for fertilizing purposes.

It is further agreed that said Chapman and Campbell may build and erect such fences at their own proper cost and charges as they shall so desire, provided the same shall not be done in such way as to injure any of said land, which said fences shall belong to the party of the second part at the termination of this lease, that is, the wire of said fences.

It is further agreed that the premises above described shall not be sub-let, nor this lease assigned, without the written consent of the party of the first part.

It is further agreed that if any rent shall be due and unpaid, or if default shall be made in any of the covenants herein contained, time being the essence of this contract, then it shall be lawful for the said party of the first part to re-enter said premises and to remove all persons therefrom without suit, notice or process.

That the parties of the second part do hereby covenant to pay to the said party of the first part the said rent as herein specified, and to do and perform all other conditions herein stated, and at the expiration of the said term, or other termination of this lease, they will quit and surrender the premises hereby demised in as good state and condition as reasonable use and wear thereof will permit, damages by the elements excepted; that the said Hunt does hereby covenant that the party of the second part on paying the rent and performing the covenants aforesaid, shall and may peaceably and quietly have, hold and enjoy the said demised premises for the term aforesaid.

In witness whereof the parties hereto do hereunto set their hands and seals in duplicate, the day and year first above written.

Signed, sealed and delivered in the presence of:

E. E. Chapman,
B. A. Morgan,

South Carolina, Greenville County.

Personally comes before me E. E. Chapman who on oath says that he saw the foregoing H.W. Hunt, R.D. Chapman and Clyde Campbell sign, seal and as their act and deed deliver the foregoing Lease, and that he with B.A. Morgan witnessed the execution thereof.

Sworn to and subscribed before me this

6th, day of December 1913.

B. A. Morgan (Seal)

Notary Public, S.C.

H.W. Hunt, (Seal)
R.D. Chapman, (Seal)
Clyde Campbell, (Seal)

E. E. Chapman

Recorded for December 6th, 1913.