

(Lease Contract)

South Carolina,
Greenville County.

This lease agreement between Mrs. Mabel M. Charles, Mrs. Cornelia Cobb, Mrs. Amanda C. Austin and J.P. Charles, as guardian of Nellie Grace Charles, parties of the first part, and William R.A. Smith, party of the second part is as follows:

Parties of the first part, landlords, lease to party of the second part, tenant, for the year 1918, all that tract of land in Fairview Township, County and State aforesaid, known as the Mabel-Charles part of the Philemon Huff tract, adjoining lands now or lately belonging to Thomas Childs, Paul Rice and others, containing one hundred forty-three acres, more or less, and more fully described in J.A. Willis plat of April - - - 1918.

Party of the second part agrees to cultivate fifty acres thereof in cotton and fifteen acres in corn, and is to pay to the parties of the first part as rent therefor for the present year one third of all crops produced on said place, due and payable as the crops are harvested and in no event later than December 1st, 1918.

Witness our hands and seals this the - - - day of - - - May 1918.

Witnesses (1) As to:5

P.S. Dodson- B.F. Martin.

(2) As to others:

F.D. Bramlett,

Jas. R. Smith.

- 1)Mabel M. Charles, (L.S.)
- 2)Cornelia Charles Cobb, (L.S.)
- 3)Amanda C. Austin, (L.S.)
- 4)J.P. Charles, Guardian. (L.S.)
- 5)William R.A. Smith, (L.S.)

State of South Carolina,
County of Greenville. SS:

Personally appeared before me - - - - - who being duly sworn says that he saw the within named Mabel M. Charles, Mrs. Cornelia Cobb, Mrs. Amanda C. Austin and J.P. Charles sign, seal and as their act and deed deliver the within written lease contract and that he with - - - - - witnessed the execution thereof. Sworn to and subscribed before me this the 4th, day of May 1918.

Jas. R. Smith.

- - - - - (L.S.)
Notary Public for South Carolina.

The State of South Carolina,
County of Greenville. SS:

Personally appeared before me P.S. Dodson who being duly sworn says that he saw the within named William R.A. Smith, sign, seal and as his act and deed deliver the within written contract; and that he with B.F. Martin witnessed the execution thereof. Sworn to and subscribed before me this the 4th, day of May, 1918.
B.F. Martin (L.S.)
Notary Public for S.C.

P.S. Dodson

Rent hereunder assigned to Jos. A. McCullough, B.F. Martin and E.M. Blythe, partners under the firm name of McCullough, Martin and Blythe, and also rents from said land for the year 1919, new papers will be taken and assigned if note of J.P. Charles and Mabel McBrayer Charles of this date is not paid this year, this the 6th, day of May, 1918.

Mabel McB. Charles,
Cornelia Charles Cobb,
Amanda C. Austin,
J.P. Charles, Guardian.

Recorded May 10th, 1918.

(Contract to sell Land)

State of South Carolina,
County of Greenville.

Memorandum of agreement entered into this the 11, day of May A.D. 1918, between W.J. Rhodes, party of the first part, and W.H. Fowler, party of the second part: Witnesseth:

That the said W.J. Rhodes does hereby agree and contract to sell and convey to the said W.H. Fowler, by good warranty deeds in fee simple, free of all encumbrances and liens, the land hereinafter mentioned and described, at the time and upon the conditions and further consideration hereinafter referred to. That the land to be conveyed is: All that certain tract of land lying and being situate in County and State aforesaid, containing thirty-one acres, more or less, and being the balance now owned by me of two tracts of land, one of which was conveyed to me by J.E. Alexander by deed recorded in the office of the R.M.C. for Greenville County in Book WWW, at page 160, containing nine and one-fourth (9-1/4) acres, the other having been conveyed to me by J.A. Alexander by deed recorded in the office of the R.M.C. for Greenville County in Book WWW, at page 161, and containing twenty-five and one-eighth (25-1/8) acres, more or less. A small portion of this land has been previously conveyed by me and it is the intention of this contract that all of the balance now owned and possessed by me, of the two tracts is to be covered hereby.

That the deeds as aforesaid are to be made to the tract of land on or by the 10th, day of January 1919. The said W.J. Rhodes is to have possession of the said lands until deeds are made and is to have the rents and profits therefrom during that time, but is to pay all taxes due thereon for the year 1918. And it is further understood and agreed that the said W.J. Rhodes shall keep the property in as good repair and state of cultivation as it now is, and shall deliver the same to the said W.H. Fowler in its present state, except that the said W.J. Rhodes shall have the right to cut in said premises such wood as may be reasonably necessary for his own personal use, that is to say, such fire wood as he may need, and such wood and lumber as he may use in making minor repairs upon the buildings located upon the premises. That the consideration to be paid by the said W.H. Fowler to the said W.J. Rhodes for the premises is the sum of Two thousand (\$2,000.00) dollars, two hundred of which is to be paid upon the signing of this contract and the balance, being eighteen hundred, is to be paid upon delivery of deeds as aforesaid.

It is understood and agreed that should for any reason unforeseen at this time and as set forth in the following paragraph it be impossible for either of the parties hereto to perform his part of the contract and to close up the deal by the delivery and acceptance of deeds as aforesaid, then W.J. Rhodes is to return W.H. Fowler the Two hundred Dollars this day paid. The only condition to this contract is that the said W.H. Fowler is this day entering into a contract with one G.M. Alexander by which the said Alexander agrees to convey to W.H. Fowler a certain tract of land which adjoins the Rhodes property; now should the said G.M. Alexander fail and refuse to comply with his contract and convey to the said W.H. Fowler the tract of land as aforesaid then this contract shall be void and inoperative and the said W.J. Rhodes is to return to W.H. Fowler the two hundred dollars as aforesaid. Witness our hands and seals this the day and year above written.

Witnesses:

Jas. M. Richardson,

W.J. Rhodes,

Thos. T. Goldsmith.

W.H. Fowler.

State of South Carolina,
County of Greenville.

Personally appeared before me Thos. T. Goldsmith who on oath says that he saw the within named W.J. Rhodes & W.H. Fowler sign, seal and as their act and deed, deliver the within written instrument and that he with Jas. M. Richardson witnessed the execution thereof.

Sworn to before me this the 11,

day of May A.D. 1918.

Thos. T. Goldsmith.

Jas.M. Richardson (L.S.)

N.P. for S.C.

Recorded May 11th, 1918.