

-building, and that insurance in such amount shall be effected in the name of said lessor, together with such other insurance as said lessor may care to carry for his own protection; and that upon the expiration of the said period of one year from the taking out of such insurance, said lessees shall pay the premiums upon a policy or policies of insurance for the term of one year for an amount one thousand dollars less than the amount of the first policy, and that insurance in such amount shall be effected in the name of said lessor, together with such other insurance as he may care to carry for his own protection; and that this method shall continue from year to year, the amount of such policy or policies to be reduced one thousand dollars each year; it being considered by said lessees that the depreciation of said improvements will amount to one thousand dollars annually, and the intention of this provision being that said lessees, upon paying the necessary premiums, shall have the opportunity to protect themselves against loss by fire occurring during the early years of said term.

And it is further agreed that should said building be destroyed or damaged by windstorm or lightning or by fire or other accident not caused by the negligence of said lessees or of any other person on the premises by their permission, express or implied, or by the wilful act of such person or said lessees, or either of them, the said lessor shall, within three weeks after notice of such destruction or injury, elect whether he will repair and restore such building to its former condition in which case all insurance collected by said lessor may be used by him for the purpose of making such repairs or restoration, and he shall be under no obligation to pay to said lessees any portion of the insurance for which they may have paid the premiums, and this lease shall continue as though no such injury had occurred, and the lessees shall be responsible for the full amount of rent herein specified during the whole term of this lease as aforesaid, and the said lessor shall at the earliest possible time repair said building, or whether he will not so repair and restore said building (in which event he shall within said period of three weeks give written notice of such election to said lessees, who will at once remove and surrender the possession of said premises), and in such event said lessor shall pay to said lessees that portion of the insurance collected by him upon which said lessees may have paid the premiums and this lease shall forthwith become null and void. The lessees shall make good all breakage of glass, and all other injuries done to the premises during their tenancy, except such as are produced by natural decay and unavoidable accidents.

It is further understood and agreed that if two (2) months' rent shall at any time be in arrears or unpaid, the lessor shall have the right to annul and terminate this lease, and it shall be lawful for him to re-enter and forthwith re-possess all and singular the above granted and leased premises. It is further understood and agreed that the lessees shall not have the right to assign this lease, or to sub-let these premises without the written consent of the lessor, and at the expiration of this lease, the lessees are to quit and deliver up said premises to the lessor in as good condition as reasonable use and wear thereof will permit.

In witness whereof the parties ~~XXXX~~ have hereunto set their hands and seals in duplicate this 19th, day of July, A.D. 1918.

In the presence of:
Mary R. Nesbitt,
L.O. Patterson.

C.F. Dill, (Seal)
Lessor,
James F. Yeager, (Seal)
Lena C. Yeager, (Seal)
Lessees.

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State of South Carolina,
County of Greenville.

Personally appeared before me Mary R. Nesbitt who upon oath says: That she saw the within named C.F. Dill, as "Lessor", and Lena C. Yeager and James F. Yeager, as "Lessees", sign, seal and as their act and deed deliver the foregoing written instrument for the uses and purposes therein mentioned, and that she with L.O. Patterson witnessed the execution thereof.

Sworn to before me this 19th,
day of July, 1918.

Mary R. Nesbitt.

L.O. Patterson (Seal)
Notary Public for S.C.

Recorded July 20th, 1918.

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(Release)

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State of South Carolina,
County of Greenville.

Joseph W. Barnwell and Irvine K. Heyward, the owners and holders of certain bonds and mortgage for \$25,000.00, dated Feb. 21st, 1916, recorded in the office of the R.M.C. for Greenville County in Vol. 48, page 250, which bonds and mortgage was executed and delivered to the said mortgagee by Greenville Trust Company over a portion of the Chicora College Property in Greenville, S.C. as will more fully appear by reference to the description in said mortgage: For Value Received does hereby release from the lien of said note and mortgage the following described portion of said mortgaged premises, to-wit:

All that piece and parcel of land at the rear of lots 16 and 17: Beginning at a stake on the Western line of lot 17- 100 feet from South Main Street and running thence N. 10-38 W. 26.4 feet to stake on a 20 foot alley; thence with said alley N. 79-30 E. 49.6 feet to stake on said alley at the corner of the intersection of said alley with a walkway around an open court, or park; thence along said walkway S. 10-38 E. 31.8 feet to a stake 100 feet from South Main Street, at the northwest corner of lot 15; thence S. 85-59 W. 50 feet to the beginning corner. The above being an extension of and an addition to lots 16 and 17 as represented on plat of said property, recorded in Plat Book C. page 265, so as to make said lots conform to the revised plat of said property recorded in plat book "E" page 90.

The said Joseph W. Barnwell and Irvine K. Heyward as owners and holders of the above mentioned note and mortgage does hereby consent and agree that the alley along the back of lots 14, 15, 16, 17, 18 and 19 shall be so changed as to conform with the new plat of said property recently made by R.E. Dalton, Engineer, recorded in the R.M.C. Office for Greenville County Plat Book "E", page 90 on April 15, 1918.

In witness whereof we have hereunto set our hands and seal this 13th, day of July 1918.

In the presence of: "Note" stricken out & "bands" inserted.

James H. Ladson,
A.V. Ewbank.

Jos. W. Barnwell, (L.S.)
Irvine K. Heyward, (L.S.)

State of North Carolina,
County of Henderson.

Personally appeared before me James H. Ladson who after being duly sworn says: That he saw -

(over)