

State of South Carolina,
County of Greenville.

This indenture made and concluded at Greenville in the County and State aforesaid by and between T.P. Cothran, lessor, on the first part and Campbell Tile & Mantel Co., lessee on the second part.

W-I-T-N-E-S-S-E-T-H:

That the said lessor has granted and leased, and by these presents does grant and lease unto the said lessee the store room and basement under store room on the north side of W. North St., Greenville, S.C., said store room being next store to building owned at present by the Mills Realty Co., with all the appurtenances to the said store-room belonging.

To have and to hold the said premises unto the said lessee, their assigns for the full term of three (3) years: commencing on the first day of December 1917 and ending the first day of December 1920, yielding and paying at the rate of Four hundred twenty (\$420.00) Dollars per annum, payable in monthly installments of thirty-five (\$35.00) Dollars each for the first year, and four hundred eighty (\$480.00) Dollars for the second and third years payable in monthly installments of Forty (\$40.00) Dollars each, and the said lessee for and in consideration of the above letten premises does covenant and agree to pay to the said lessor the above stipulated rent in the manner herein required.

The lessee shall make no repairs at the expense of the lessor, but the said lessor shall keep building in good condition and have all glass covered by insurance. The lessee shall make good all injuries to the property during their tenancy excepting such as are produced by natural decay and unavoidable accidents, and in case said building is destroyed by fire or any other casualty, this agreement shall then terminate.

All shelving and other fixtures put in by lessee may be removed by the lessee upon termination of this lease.

~~That the said lessor shall be responsible for any damage done the lessee stock or fixtures by other tenants in building over lessee store room, and said lessor shall not rent the store room East of lessee store room to be used for a fruit stand or restaurant.~~

And it is agreed by the parties to these presents, that if one month's rent shall at any time be in arrears and 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 repossess said leased premises.

And it is agreed that the lessee shall not have the right to assign, sublet or release said premises without the written consent of the lessor.

In case the lessee becomes insolvent or bankrupt proceeding commenced against them, then this lease shall become null and void.

At the expiration of this lease the lessee shall quit and surrender the premises in as good condition as reasonable use and wear will permit, damages beyond the lessee control excepted, and the lessor covenants and agrees that the lessee on paying rent as aforesaid and performing all the covenants aforesaid, shall and may peaceably hold and enjoy the demised premises for the time aforesaid.

In witness whereof, said parties have hereto set their hands and seals in duplicate this the 14, day of May 1917.

Witness:
W.A. Bates.

T.P. Cothran, (Seal)
Lessor.
Campbell Tile and Mantel Co. (Seal)
G.P. Campbell,
Lessee.

I owner of above building will allow the above lessee free use of said store-room until their lease is in force, rent of store now occupied by lessee to be paid to lessor if rented after removal.

Personally appeared before me W.A. Bates and on being duly sworn says that he witnessed the signature of the lessor and lessee of the above contract.

(sign) W.O. Ballentine.

State of South Carolina,
County of Greenville.

Personally appeared before me W.A. Bates and made oath that he saw the within named T.P. Cothran lessor and Campbell Tile & Mantel Co., by G.P. Campbell, sign, seal and as their act and deed, deliver the within agreement for the uses and purposes therein mentioned and that he witnessed the due execution thereof.

Sworn to before me this 9th, day of July, A.D. 1919.
W.O. Ballentine (L.S.)
Notary Public for S.C.

W.A. Bates

Recorded July 9th, 1919.

State of South Carolina,)
County of Greenville.) Bond for title.

Know all men by these presents, That I, J.W. Goddard of Greenville County, have agreed to sell to Elias Gaines a certain piece, parcel or lot of land situate, lying and being in the State and County aforesaid, in the City of Greenville, on Oscar Street

Said lot having a frontage of 45 feet of said Oscar Street and a depth of 90 feet, more or less; this being the same lot conveyed to me by W.W. Jacobi, by deed dated Aug. 25th, 1917 and recorded in the R.M.C. Office for said County and State in Vol. #43 of Deeds, at page 141 and I will execute and deliver a good and sufficient warranty deed therefor on condition that I, the said Elias Gaines shall pay the sum of Seven hundred (\$700.00) dollars in the following manner; \$50.00 on the delivery of this Bond for Title, and \$10.00 per month, due and payable on the 1st, day of each calendar month after date, beginning August 1st, 1919, until the full purchase price is paid, with interest on same from date at eight per cent per annum until paid, to be computed and paid annually, and if not paid to bear interest until paid at same rate as principal, and in case said sum or any part thereof be collected by an attorney, or through legal proceedings of any kind, then in addition the sum of fifty dollars for attorneys fees as is shown by my note of even date herewith.

The purchaser agrees to pay all taxes while this contract is of force.

The purchaser agrees to keep the building insured for not less than \$500.00, and assign the policy of insurance to the said J.W. Goddard.

It is agreed that time is of the essence of this contract, and if the said payments are not made, when due I, shall be discharged in law and Equity from all liability to make said deed, and may

treat said Elias Gaines as tenant, holding over after termination or contrary to the terms of this lease, and shall be entitled to claim and recover, or retain if already paid the sum of Seventy-

five dollars per year for rent, by way of liquidated damages, or may enforce payment of said note.

In witness whereof we have hereunto set our hands and seals this 8th, day of July A.D. 1919.

Executed in the presence of:

James R. Bates,
Mary Martin.

J.W. Goddard, (L.S.)
his
Elias X Gaines, (L.S.)
mark

State of South Carolina,
County of Greenville.

Personally appeared before me Mary Martin and made oath that she saw the within named J.W. Goddard and Elias Gaines sign, seal and as their act and deed, deliver the within Bond for Title, for the uses and purposes therein named and that she with James R. Bates witnessed the due execution thereof.

Sworn to before me this 8th, day of July, A.D. 1919.

James R. Bates (L.S.)

Notary Public for S.C.

Mary Martin.

Recorded July 10th, 1919.