

State of South Carolina,
County of Greenville.

This agreement made and entered into by and between J.I. West hereinafter called the Lessor and J.L. Martin, hereinafter called the Lessee, WITNESSETH:

That the Lessor for the consideration hereinafter mentioned hereby agrees to rent and lease unto the said Lessee for the year 1929 all of that certain plantation or tract of land situate in Oaklawn Township, on the Augusta Road about thirteen miles from the City of Greenville, S.C., containing Five hundred eighty one (581) acres, more or less, adjoining lands of the American Bank & Trust Co., Wm. McDavid, and others, and the Lessee agrees to pay as rent therefor thirty-two bales of middling cotton, each bale to weigh five hundred pounds, all of said rent or bales of cotton to be delivered by the Lessee to the Lessor out of the first picking and the Lessor is hereby given a lien on all the crops raised or grown by him or others for him on said place during the year 1929.

The Lessor hereby agrees to pay all the taxes and the Lessee is to keep all the buildings in good repair and to keep up the terraces and to properly cultivate the land for the year 1929, and upon the Lessee performing all the covenants herein contained, he may peaceably hold the demised premises for this year, but upon his failure to perform any of the covenants herein contained, then this lease shall become null and void at the option of the Lessor, and at the expiration of this lease the Lessee is to vacate said premises without any legal notice or proceeding of any kind.

It is further understood and agreed that the Lessor hereby acknowledges the payment to him this date by the Lessee the sum of Thirty-one Hundred Fifty (\$3150.00) Dollars, which is accepted by the Lessor in full of all claims or demands whatsoever that have accrued up to this date against the Lessee, and the Lessee likewise hereby releases the Lessor from any claims or demands of every nature and kind whatsoever which he has or may have against the Lessor and all oral or written agreements heretofore entered into between said parties are declared to be cancelled, and there is no agreement now existing between said parties except the one evidenced hereby.

In addition to keeping up the present terraces on said lands as hereinabove provided, the Lessee hereby agrees to open up ditches on the rolling or hillside land so as to take care of the water and prevent any further washing of the land at said places.

In Witness whereof the parties hereunto set their hands and Seals in duplicate, this the 29th, day of January, 1929.

In the presence of:

W.R. Cely,

Oscar Hodges.

James I. West (L.S.)
Lessor

J.L. Martin (L.S.)
Lessee.

State of South Carolina,
County of Greenville.

Personally appeared before me W.R. Cely who being duly sworn says that he saw J.I. West, as Lessor and J.L. Martin, as Lessee, sign, seal and deliver the foregoing written contract for the uses and purposes therein stated, and that he with Oscar Hodges witnessed the execution thereof.

Sworn to before me this 29, day of Jan. 1929.

W.R. Cely

Oscar Hodges (L.S.)

N.P. for S.C.

Recorded February 2nd, 1929 at 12:00 M.