

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

HENRY S. TOWNSEND, in consideration of the rental hereinafter mentioned, have granted, bargained and released and by these presents do grant, bargain, and lease unto HENRY H. HERSEY, for the following use, viz: For Residential purposes only the six room brick bungalow now owned and occupied by Lessor on Walnut St., Overbrook for the term of Twelve Months beginning the first day of April 1930 and the said Lessee in consideration of the use of said premises for the said term, promises to pay the said lessor the sum of Fifty Five and no/100 Dollars per month payable in advance beginning the first day of April and to be paid on the first day of each month thereafter.

The lessee hereby agree to take the building just as it stands unless otherwise agreed upon in writing, and lessee only require of the lessor the use of the premises for the business mentioned but no other. The lessor to repair the roof should it leak, it is also fully agreed that the roof is considered sound and the lessor not to pay any damages from leaks should any occur. Use of premises for any business other than herein called for shall cancel this lease if the lessor so desires and give notice of same in writing.

If the business is discontinued or the premises vacated before the expiration of the lease then the whole of the unexpired time becomes immediately due and payable.

The residence is located on Walnut Street just outside the City limits of Greenville and owned and occupied by the Lessor it is agreed by the lessor that in case the Lessee is transferred to some other City while this lease is in force the Lessor will agree to let Lessee vacate the Residence on Thirty days notice. Any work to be done on above residence is to be a verbal agreement between Lessor and Lessee.

To have and to hold the said premises unto the said lessee Henry H. Hersey execute or administrators for the said term. It is agreed by the parties hereto that this lease shall continue from year to year on the same terms, unless the party desiring to terminate it after the expiration of the term above mentioned give to the other party One month written notice previous to the time of the desired termination, but the destruction of the premises by fire or making it unfit for occupancy or other casualty, or one month arrear of rent, shall terminate this lease, if the lessor so desired. The lessee agree to make good all breakage of glass and all other injuries done to the premises during the term, except such as are produced by natural decay, and agree to make no repairs, improvements or alterations in the premises without the written consent of the lessor nor sub-rent without the lessors written consent.

The lessee hereby acknowledges having a duplicate of this lease. Witness our hands and seals the 8th, day of March 1930.

Witness:
W. F. Evatt
J. C. Pressly
H. S. Townsend (SEAL)
Henry H. Hersey (SEAL)

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PERSONALLY, comes W. F. Evatt and makes oath that he saw the within named Henry S. Townsend & Henry H. Hersey, sign and seal the within written instrument, and that he with J. C. Pressly witnessed the execution thereof.

Sworn to before me this 11th day of March 1930
J. C. Pressly (L.S.)
W. F. Evatt
Notary Public, S. C.

S. C. Stamps \$0.28

Recorded this the 14th day of March 1930 at 9:33 A. M.

END OF DOC.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

KNOW-ALL-MY-BY-THOSE-PRESENTS, That I, Katie M. Goodnough, of Guilford County, State of North Carolina, have authorized and appointed H. C. McKnight of Greenville County, S. C. of South Carolina, for me, and in my name, to offer for sale, bargain, sell, grant and convey certain pieces, parcels or lots of land situated lying and being in the town of West Greenville, Greenville County, State of South Carolina, described as follows, to wit:

All that certain piece, parcel or lot of land situated, lying and being in the town of West Greenville, Greenville County, State of South Carolina, being situated in sub-division of "Donwood" known as lot #3 on plat recorded in the R. M. C. Office for Greenville County in Plat Book "A", page 521, and having the following metes and bounds, to wit: Beginning at iron pin on Woodlawn Ave. 100 feet from Iola Street and running thence N. 74-26 W. 104.4 feet to and iron pin on Woodlawn Ave.; thence N. 16-05 W. 50 feet to an iron pin; thence N. 74-26 E. 103.8 feet to an iron pin on Woodlawn ave; thence S. 16-05 E. 50 feet along Woodlawn Ave. to the beginning.

Also all that other certain piece, parcel or lots of land situated, lying and being near the above described land, and being part of lots 89-90 & 91 of the Donwood property and having the following metes and bounds, to wit:

Beginning at an iron pin at the inner section of Woodlawn Ave., and Marion Street and running thence S. 74-26 W. 152 feet to iron pin at corner lots 89 & 88 on Marion Street; thence S. 15-20 E. 100 feet to iron pin; thence N. 74-26 E. 152 feet to iron pin on Woodlawn Ave., thence along Woodlawn Ave. N. 16-05 W. 100 feet to the beginning.

Also all that other certain piece, parcel or lot of land situated, lying and being near the above described lots, and being parts of lots 89-90 & 91 above referred to, having a frontage of 50 feet on Woodlawn Ave., and a depth of 160 feet with parallel side lines, and being the same lot of land conveyed to J. L. Goodnough by the Coca Cola Bottling Co., on March 25th, 1920, which deed is recorded in Book Vol. 48 page 262, records of R. M. C. for Greenville County. All of the above described lots of land being a part of the lands conveyed to me by J. L. Goodnough by deed dated Apr. 23rd, 1928, which deed is recorded in the R. M. C. office for Greenville County in Book Vol. 138, page 53, at such price and upon such terms as my said attorney may in his judgment see fit and proper and for me and in my name to execute all necessary papers, to convey to the purchaser or purchasers, whoever he or they may be, the foresaid premises, with good and sufficient warranty title in fee simple to the same, and to receive for me and in my stead all money and notes that may be given for said tract of land, and to execute and deliver to such purchaser all receipts and acquittances necessary for the completion of the transaction herein contemplated, with full power to satisfy and cancel of record any and all mortgages outstanding against said lands herein described, and may sell and convey said lands in whole or in parts as he may seem fit, giving and granting unto H. C. McKnight said attorney, by these presents full and whole power to collect all rents and all other debts that may be due in from said lands or any other source, receipting for same in my name and stead. All of which the said H. C. McKnight my attorney in fact, is authorized to do as completely as I might or could do were I personally present.

In witness whereof, I, the said Katie M. Goodnough have hereunto set my hand and seal this the 17th day of March A. D. 1930.

Signed, sealed and delivered in the presence of
R. G. Stone
Katie M. Goodnough (SEAL)
Wilton C. Moore

State of South Carolina
County of Greenville

Personally comes Wilton C. Moore and makes oath that he saw the with named Katie M. Goodnough sign, seal and as her act and deed deliver the within written power of attorney, and that he with R. G. Stone witnessed the execution thereof.

Sworn to before me this 17th day of March A. D. 1930
R. G. Stone (SEAL)
Wilton C. Moore.
Notary Public for S. C.

S. C. Stamps \$0.60

Recorded this the 17th day of March 1930 at 2:05 P.M.

END OF DOC.