

reporting, to wit, the sum of two hundred and twenty five Dollars, and the first day of July 1900, and so like sums on the first of each and every succeeding month during the term, and for the purpose of securing the payment of said rent as herein provided, the leasee agrees with the lessor to deposit two hundred and twenty five Dollars, in cash and collateral in the National Bank of Greenville South Carolina, and to forfeit the same to the lessor, in the event, either default to comply with the terms of this agreement, in the payment of the rent as herein provided. And the said lessor, his Executors and Administrators for and in consideration of the above letter premises, doth covenant and agree to pay to the said lessor, his Executors, Administrators and assigns, the above stipulated rent, in the manner herein required. And it is further agreed, that within six months notice, in writing, to be given previous to the expiration of the period herein specified by the lessor to the lessee, of her desire to have possession of the premises, or to change the conditions of the lease after such expiration, or the like notice to be given by the lessor to the lessee, of her intention to vacate the premises after such expiration, then it is hereby agreed that this lease shall be considered as extending and binding in all its provisions for as long as after such expiration, and so to continue from year to year, until such notice be given by either party, previous to the expiration of such extended term. But the destruction of the premises by fire, or by any other casualty, shall terminate this agreement. And it is mutually understood that the lessee shall make no repairs at the expense of the lessor, and any alterations or improvements desired by the lessee at her own cost, must be done under the written sanction of the lessor, and all such alterations or improvements shall be surrendered to the lessor with the lessee's removal. The lessee shall make good all breakage of glass, and all other injuries done to the premises during her tenancy, excepting such as are produced by natural decay and unavoidable accidents. And it is further stipulated and understood, 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 her to re-enter and forthwith re-possess all and singular the above granted and leased premises, together with the two hundred and twenty five Dollars in cash and collateral hereinbefore mentioned, as a forfeit for non-compliance with the terms of this agreement. And the said Mary E. Tuttle, the lessor, hereby reserves a right of way across the back yard to the back door of the store now occupied by Carpenter Brothers through the side gate, for the receipt and delivery of goods and other articles, by carts, wagons or otherwise. And it is further agreed by and between the parties hereto that an inventory of the Table-ware, Cutlery, Furniture, Carpets, looking glasses, Stoves, heating apparatus, Laundry Plant, and fixtures, &c. shall be made upon the lessee taking possession of the premises under this agreement, and that said lessee shall keep the premises in good condition at her own expense, and shall return the same, including the table-ware, cutlery, &c. embodied in the inventory above provided for, in as good condition as she received the same, ordinary wear and tear and damage

from the elements excepted, upon the termination of the lease, whether terminated by limitation, or otherwise; And it is further agreed by and between the parties hereto, that if the lessee shall open a bar for the sale of liquors, and run the same on the premises, or shall sub-let any part of the premises for the purpose of running a bar thereon, then and in that event, the said lessee, the party of the second part, agrees to pay an additional sum of fifty dollars per month, from the date of the opening of said bar, to the said party of the first part, upon like terms and provisions as are made for the payment of the rent hereinbefore provided for. And it is hereby so covenanted and agreed and the said lessee binds herself to keep open and conduct and hold the said mausoleum house, for the full term of this lease. On the 31st day of May, A.D. 1900,

Signed, Sealed and Delivered in the presence of
 B. B. Thier
 Mary W. Thier
 J. E. Swandale,
 J. G. Swandale,
 C. J. Crawleys
 W. B. Shobe

Mary E. Tuttle, Seal
 Alice M. Slater, Seal

Witness
 Recorded July 22nd 1901

John D. Bailey,
 to
 Presiding Probate

The State of South Carolina,
 To All Whom These Presents Shall Come and Be Made Known,
 I, John D. Bailey, a Judge of the Court of Probate for Greenville County, in the said State, and Clerk of the Court of Samuel D. Stradley, deceased, on or about the 31st day of May, in the year one thousand nine hundred and one did exhibit his complaint in the Court of Probate, in the County of Greenville and State aforesaid, for the sale of the real estate of Samuel D. Stradley, in and of personal assets to pay debts of the deceased. And the cause being at issue before the Honorable the Court aforesaid, to wit, on the fourth day of June, A.D. 1900, the said nine hundred and one, when the said Court, after a full hearing thereof and mature deliberation in the premises, did Order, Adjudge and Decree that the real estate hereinbefore mentioned and described should be sold at public auction by the Judge of the Court of Probate for Greenville County, on the terms and for the purposes mentioned in the said Order and by reference thereto, as given in the said Court, and appear. And the said Judge of the Court of Probate after having duly advertised the said lands or real estate for sale by public