

MOUNTAIN CITY LAND AND IMPROVEMENT CO.

TO

Lizzie Loveland and Clara Byrd.

THE STATE OF SOUTH CAROLINA.

GREENVILLE COUNTY.

KNOW ALL MEN BY THESE PRESENTS, that the MOUNTAIN CITY LAND AND IMPROVEMENT COMPANY, a body Corporate under the laws of the said State, in the consideration of the sum of Sixty-five Dollars, to it in hand paid at and before the sealing of these presents by Lizzie Loveland and Clara Byrd in the State aforesaid (the receipt whereof is duly acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said Lizzie Loveland and Clara Byrd All that piece, parcel or lot of land situated on the South side of a new street running west from Leach street and parallel with Dunbar street, through the property conveyed by Bacon and Browning to the Mountain City Land & Improvement Company, known as Lot No. Fourteen on a plat recorded in Volume H.H. page 142 in the office of the P.M.C., for Greenville County, and having the following metes and bounds, to wit: Beginning at a stake on the south side of said street 208 feet from Leach street; thence along line of lot No. 15 S. 17 W. 130 feet to a point, being the common corner of lots 15, 8 and 9; thence with last mentioned lot (No. 9) N. 76  $\frac{2}{3}$  W. 54  $\frac{1}{4}$  feet to a point being the common corner of lots 9, 10 and 13; thence with line of last mentioned lot (No. 13) N. 15 E. 131 feet to a point on said new street; thence with said street S. 76  $\frac{2}{3}$  E. 58 feet to the beginning corner.

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular the said premises before mentioned unto the said Lizzie Loveland and Clara Byrd, their Heirs and Assigns forever.

And the said MOUNTAIN CITY LAND AND IMPROVEMENT COMPANY, does hereby bind itself, and its successors to warrant and forever defend all and singular the said premises unto the said Lizzie Loveland and Clara Byrd, their Heirs and Assigns, against it and every person whomsoever lawfully claiming the same or any part thereof.

IN WITNESS WHEREOF, the said MOUNTAIN CITY LAND AND IMPROVEMENT COMPANY, has hereunto caused its Corporate seal to be attached, and has caused Frank Hammond its President, and Alester G. Furman, its Treasurer, to subscribe hereunto its Corporate name, this twenty-sixth day of August in the year of our Lord One Thousand Nine Hundred and Two and in the One Hundred and Twenty-sixth year of the Sovereignty and Independence of the United States of America.

Signed, sealed and Delivered MOUNTAIN CITY LAND AND IMPROVEMENT COMPANY

in presence of Per Frank Hammond President.

Harry Burgard. and Alester G. Furman Treasurer.

W.C. Beacham.

THE STATE OF SOUTH CAROLINA.

GREENVILLE COUNTY.

PERSONALLY appeared before me Harry Burgard and made oath that he saw the within

named MOUNTAIN CITY LAND AND IMPROVEMENT COMPANY, by Frank Hammond, its President, and Alester G. Furman, its Treasurer, sign seal, and as its act and deed deliver the within written deed, and that he with W.C. Beacham witnessed the execution thereof.

sworn to before me this 26th. day of August 1902.

Harry Burgard.

W.C. McDavid (L.S.).

Not. Pub. for S.C.

Recorded for March 9th. 1903.

J.F. Hodges

Lease.

to

B.F. Rush.

State of South Carolina.

County of Greenville.

Whereas J.F. Hodges of the County and State aforesaid, hereinafter named, party of the first part, and B.F. Rush of said County and State, hereinafter named party of the second part, have entered into a contract, the terms of which are hereinafter set forth,

Now this indenture made the 9th. day of March A.D. 1903, between the said J.F. Hodges, party of the first part, and B.F. Rush, party of the second part, Witnesseth:

That the party of the first part has hereby let and rented to the party of the second part, and the party of the second part has hereby hired and will take from the party of the first part, the brick building belonging to the party of the first part, situate on the west side of Main Street and between Coffee and North Streets and now occupied by Rush Bros. when completed and added to according to contract as hereinafter specified, for the term of five years, commencing on the first day of September A.D. 1903 at the yearly rent of Six Hundred and Seventy Five Dollars (\$675.00) payable in monthly payments of Fifty Six and  $\frac{25}{100}$  Dollars on the last day of each month.

That the party of the first part in consideration of the payment of the rent as herein-above set forth, hereby agrees to extend the present store room, now occupied by Rush Bros., 30 feet in rear, or to the end of the Burgess building, and to build a second story on the present building and also on the 30 foot addition so that when completed the entire building will be about 130 feet in length and two stories high, the said second story to be a room the same size as the first floor, the ceiling of which is to be plastered, but the walls of which are not to be plastered but left rough, and the party of the first part is to construct and maintain a suitable cellar under the rear of said 30 foot extension.

The party of the first part also agrees to construct and provide an elevator for said cellar and the second story of said building.

And the party of the first part also agrees to extend the shelving in said store room 12 feet on both sides, and is to build and construct a suitable office in said store room, and over-haul and repair the interior of the room generally, the door in the rear of said building to be five feet wide, and on the outside of same is to construct a suitable platform across the rear end of said building.

It is further agreed that the party of the first part is to keep and maintain a rear entrance to said building from Laurens Street to be used by the party of the second part as a drayage entrance during the continuance of this lease.

(over)

For Summary of this Lease See Vol. "G.P.C." at Page 173.

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