

of Main Street in the City of Greenville, S.C. and between Coffee and North Streets, and formerly occupied by Mahon & Arnold Company, for the term of five years commencing on the first day of March A.D. 1904, at a yearly rent of Twelve Hundred Dollars, payable in monthly payments of One Hundred Dollars on the last day of each month.

And it is hereby agreed between the party of the first part and the party of the second part, that at the expiration of the said five years lease that the party of the second part shall have the privilege of renewing said lease for an additional term of five years at a rent to be agreed upon at the expiration of the said first five years lease between the party of the first part and the party of the second part, and it is further agreed that the party of the first part is to have the ceiling of said store-room painted in white, and it also to change the glass now in the well-holes to regular sky-light glass.

It is further agreed that the party of the first part at his own expense will keep and maintain during the continuance of this lease a suitable drayage entrance in the rear of said building from Laurens Street.

It is further agreed that the party of the first part will turn over to the party of the second part said building and its appurtenances on the first day of March A.D. 1904, and the rent as herein-above specified for said building to begin on said March first 1904.

It is further agreed that the party of the second part is to provide at its own expense all shelving, counters, offices, etc. as may be necessary for its use.

And the party of the first part hereby agrees that all fixtures, shelving, counters, offices etc. now in said store-room or hereafter to be put therein by the party of the second part, shall be the property of the party of the second part, and at the expiration of said five years lease, if party of the second part does not lease said building for an additional term, and the party of the first part does not buy said fixtures, shelving, counters, offices etc., the party of the second part shall have the right to remove said fixtures from said store room, and the same shall be the property of the party of the second part.

It is further agreed that if after the party of the second part takes possession of said premises under this lease, it shall change, alter or add to said building, such shall be done at the expense of the party of the second part, unless previously agreed upon by the parties hereto.

It is further agreed that the repairing of the doors, windows, locks, hinges etc. shall be done at the expense of the party of the second part.

It is further agreed that in case the said building shall be destroyed or be so injured by the elements or any other cause as to be untenable and unfit for occupancy, then and in such event this lease shall cease and determine and both parties released from further continuance of same.

And the said party of the second part covenants to pay to the party of the first part the said rent as herein specified; and that at the expiration of or other determination of said lease, the party of the second part will quit and surrender the premises hereby demised in as good state and condition as reasonable use and wear thereof will permit, damages by the elements and destruction of the building or any part thereof excepted.

And the said party of the first part covenants that the party of the second part on paying the rent as aforesaid, and performing all the covenants aforesaid, shall and may peaceably and quietly hold and enjoy the demised premises for the time aforesaid.

In witness whereof the said parties hereto have interchangeably and in duplicate set their hands and seals, the said The J. Thos. Arnold Company having caused its corporate name and seal to be affixed and these presents to be subscribed by its President and Treasurer, this the 29th day of August A.D. 1903.

Signed, sealed and delivered

in presence of-

Oscar K. Mauldin.

Oscar Hodges.

J.F. Hodges (Seal).
Party of the First Part.
The J. Thos. Arnold Co. (Seal).
Party of the Second Part.
By J. Thos. Arnold (Seal).
President and Treasurer.

State of South Carolina,
County of Greenville.

Personally appeared before me Oscar K. Mauldin and made oath that he saw the within named J.F. Hodges, and J. Thos. Arnold, as President and Treasurer of The J. Thos. Arnold Company, a corporation of said State, sign, seal and as the act and deed of said J.F. Hodges and of said corporation, deliver the foregoing instrument, and that he with Oscar Hodges witnessed the due execution thereof.

Oscar K. Mauldin.

Sworn to and subscribed before me this the 29th. of August A.D. 1903.

Oscar Hodges (Seal).

Notary Public for S.C.

Recorded January 20th. 1904.

Mountain City Land and Improvement Co.

Deed to Real Estate.

827

to
George R. Cartee.

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 One Hundred and Seventy-five (\$175) Dollars, to it in hand paid at and before the sealing of these presents by George R. Cartee of the city and county of Greenville 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 George R. Cartee All that piece, parcel or lot of land situated on the west side of Stall Street just beyond the incorporate limits of the City of Greenville, County and State aforesaid, known as lot #19 of the sub-division of the David lands bought by the Mountain City Land & Improvement Company, as shown by a plat made October 10th. 1895 by J.N. Southern and being more particularly described as follow: Beginning at a point on the west side of Stall street 51 feet from the south-west corner of Stall and David Streets (this point being common corner of lot #20 now owned by Goodlett) thence S. 66 1/4 W. fifty one feet along Stall street to a stake; thence N. 23 3/4 W. One hundred and twenty feet to a point in line of lot #33 now owned by W.P. Summey; thence with line of last mentioned lot W. 66-1/4 E. fifty one feet to a stake being common corner of Goodlett lot; thence with line of