

State of South Carolina,

County of Greenville.

This agreement made and entered into on this the 8th. day of September, A.D. 1911, by and between Mrs. Mamie P. Bryant, Party of the first part (hereinafter referred to as the "Owner") and George M. Myers, party of the second part (hereinafter referred to as the "Lessee"), witnesseth:

That the Owner upon the terms and for the consideration hereinafter stated does hereby let, demise and lease unto the said Lessee all that certain lot, piece or parcel of land situate, lying and being in the Fifth Ward of the City of Greenville, in the County of Greenville and State of South Carolina, having the following metes and bounds, to wit: Beginning on Mrs. M. K. McNeill's line on Ware Street, and running thence in a northwesterly direction along said Street fifty-seven and one-half ( $57\frac{1}{2}$ ) feet to line of lot of Lykes; thence with line of said Lykes' lot in a southwesterly direction one hundred and ninety (190) feet to a stake on Fliedner's line; thence with the said Fliedner's line in a south-easterly direction fifty seven and one-half ( $57\frac{1}{2}$ ) feet to a stake on Mrs. M. K. McNeill's line; thence with the said McNeill line in a north-easterly direction one hundred and ninety (190) feet to the beginning corner; containing 10,925 square feet, more or less, and being the same lot conveyed to ~~us, the said~~ Robert W. Miller and Lula M. Miller by J. Henry Ellison, by deed bearing date July 18, 1904, and recorded in the office of the Register of Mesne Conveyances for said State and County on September 26, 1904, in Deed Book "NNN", at page 111; and being a portion of the land conveyed to the said <sup>3</sup> Henry Ellison by W. W. Price, by deed bearing date August 14, 1890, and recorded in said office in Book V. V. of Deeds, at page 855, this being the same lot of land conveyed to the said Owner by Robert W. Miller and Lula M. Miller by deed bearing date the 20th. day of October A. D., 1904. and recorded in the office of the Register of Mesne Conveyances for said State and County on the 26th. day of April, 1906, in book "SSS" of deeds at page 185;

to have and to hold all and singular the said premises unto the said Lessee for the full and just term of three years, beginning this day and ending on the 8th. day of September, A. D. 1914, at noon.

The Lessee does hereby accept the said lease on the conditions herein set forth and does agree to pay as a rental for said premises the sum of two hundred dollars (\$200.00) per annum, to be paid on the 8th. day of September in each year during the said term.

And the said owner for and in consideration of the sum of one hundred dollars (\$100.00) to her in hand paid by said Lessee at and before the sealing and delivery of these presents (the receipt whereof is hereby acknowledged) does hereby agree that if said payments are made promptly as above provided she will on the said 8th. day of September, A. D. 1914, sell and convey said land to the said Lessee by a good and fee simple deed, free of all incumbrances, with covenant of general warranty upon the payment to her of the sum of one thousand two hundred and twenty-five dollars (\$1,225.00) besides the \$100.00 this day paid) with interest thereon from this date at the rate of eight per cent. per annum, to be computed and paid annually until paid in full, together with an attorney's fee of ten per cent. of the balance due in the event that the claim shall be placed in the hands of an attorney for collection or if said indebtedness or any part thereof shall be collected by legal proceedings of any kind. In case the Lessee shall decide to exercise this present option the rent paid hereunder shall be credited upon said purchase price. The Lessee shall have the right at any time to pay more than two hundred dollars (\$200.00) per year and shall also have the right to pay said rent to L. O. Patterson, Trustee, the same to be credited upon the note and mortgage for six hundred dollars (\$600.00) executed to him as such trustee by the said Owner; said note and mortgage bearing date the 24th. day of January, 1911, and the said mortgage covering the tract of land hereinabove described and being recorded in the office above mentioned on the 26th. day of January, 1911, in book No. 16 of mortgages at page 49.