

State of South Carolina,
County of Greenville.

WHEREAS Mary C. Harris did heretofore on July 28, 1911, execute and deliver a certain deed whereby she leased unto Long Blue Granite Company, a corporation, for a term of nineteen years commencing September 1, 1911, and ending August 31, 1930, a certain lot of land situate in the County and State aforesaid, at the southwest corner of McBee Avenue and Fall Street, of which the premises hereinafter described are a part,

And Whereas the Long Blue Granite Company hereinafter referred to as Lessor, which expression shall include its successors and assigns, has agreed to sub-let the lot of land hereinafter described unto D.B. Traxler, hereinafter referred to as Lessee, which expression shall include his executors, administrators, and assigns, NOW, THEREFORE, In consideration of the premises and of the rents hereinafter agreed to be paid, the Lessor does hereby lease and sublet unto the Lessee, that certain rectangular strip of land on the south side of E. McBee Avenue and adjoining and east of the lot this day leased to S.A. Nettles and W.B. Wertz extending in an easterly direction from the line of the lot of the said S.A. Nettles and W.B. Wertz a distance of thirty two and one-half (32- $\frac{1}{2}$) feet ~~from~~ to Fall Street and extending back from E. McBee Avenue, one hundred and forty (140) feet to the railroad track. said lot being part of the premises leased by the said Mary C. Harris, as aforesaid, for the full term commencing from this date and ending September 1, 1930, at a rental of Thirty two dollars and fifty cents (\$32.50) per month and payable in advance for each and every month during the life of this lease. Provided, however, no charge will be made for the use of the premises prior to September 1, 1912. Provided, further, that if the Lessee shall find it more convenient so to do, he shall have the privilege of paying said rents direct to the said Mary C. Harris, her executors, administrators, or assigns, sending a duplicate receipt for each payment to the Lessor, the same to be credited on the lease.

TO HAVE AND TO HOLD SAID premises unto the said Lessee from the date of these presents until September 1, 1930. In case the Lessor herein should fail to pay the rents or taxes, and assessments or any part thereof, which may be due and payable under the terms of the lease executed by the said Mary C. Harris, as aforesaid, at the time when the said sums or any of them become due, then and in such case, the Lessee shall have the privilege of paying said rents or the said taxes and assessments and charging the same, with interest at the rate of seven (7) per cent per annum against the Lessor. And the same shall constitute a lien upon that part of the premises now held by the Lessor under the terms of said lease. And the Lessee shall be entitled to institute suit to recover said sum together with interest and costs, and ten per cent attorneys fees and subject the remainder of said premises thereto.

The Lessee shall have the privilege of connecting with all sewers belonging to the Lessor. They may underlet the said premises provided the sub-tenant be a respectable and responsible person. It is further agreed that the Lessee shall pay all taxes on all improvements placed on said premises or any assessments for street or sidewalk paving levied during the tenancy; and if not so paid within three months after proper demand by the proper authorities then the Lessor shall pay the same charging the amount so paid to the Lessee and the Lessor may then take possession of the premises should he so will, declaring the lease void. The Lessor shall pay all taxes on the ground. It is further agreed and is a part of the consideration of this agreement that the Lessee shall -

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- have the right to join to any building which shall be erected by the said S.A. Nettles and W.B. Wertz and to use the same without cost to himself except the cost of joining with the privilege of at any time adding another story onto the wall. Should said wall be destroyed, the lessee shall have the right to rebuild the same on the ground occupied by said wall prior to its destruction if he so desires.

And the Lessor does hereby bind itself, its successors and assigns, to warrant and defend the said premises for the said term unto the said Lessee, and his assigns, against itself, its successors and assigns, and against every person lawfully claiming or to claim the same or any part thereof. Witness our hands and seals in duplicate this 24 day of July, in the year of our Lord nineteen hundred and twelve.

Witnesses to Lessor,

A.G. Dallas,

T.J. Eady,

Witness to Lessee,

J. Marie Minshall,

Lydia E. Sullivan,

State of Georgia,

County of Fulton.

Personally appeared before me T.J. Eady who on oath says that he saw the above named N.G. Long, as President of Long Blue Granite Company, sign, seal and as the act and deed of said Corporation, deliver the foregoing deed, and that he with A.G. Dallas witnessed the execution thereof.

Sworn to before me this 24th, day of

July A.D. 1912.

C.M. Franks (L.S.)

Notary Public for Georgia

State of South Carolina,

County of Greenville.

Personally appeared before me J. Marie Minshall who on oath says that he was the above named D.B. Traxler sign, seal and as his act and deed deliver the foregoing instrument, and that she with Lydia E. Sullivan witnessed the execution thereof.

Sworn to before me this 26th, day

of July, A.D. 1912.

Stephen Nettles (L.S.)

Notary Public for S.C.

Recorded for January 25th, 1913.

LONG BLUE GRANITE COMPANY

By N.G. Long,
President.

D.B. Traxler, (Seal)

T.J. Eady

J. Marie Minshall