

State of South Carolina,
County of Greenville.

Agreement between J.J. McSwain and J.L. Watkins, Witnesseth:

-I-

That the said J.J. McSwain is to construct a store room on his lot on Buncombe Street, adjoining Barton, of the dimensions set forth in drawing and specifications by W.D. McKinney, to wit- Twenty (20) feet wide, sixty (60) feet long, and one (1) story high, and a small barn with stalls for stock; and the said J.L. Watkins agrees to pay rent on same for a period of five (5) years from the date of first occupancy, at a rental that will equal eight (8%) per cent on the costs of all said improvements in addition to Eleven Hundred (\$1100.00) Dollars, the valuation of the lot of land unimproved.

-II-

Further, it is agreed by and between the said parties that the said J.L. Watkins shall have the right to buy at any time within said five years, said property at the price of Eleven hundred (\$1100.00) Dollars plus the cost of said improvements as above stated, and, upon the payment of said sum, shall be entitled to receive a good, fee-simple title deed from J.J. McSwain, his heirs and assigns; and if said payment is not made, and said deed not demanded at the expiration of five years, then at the expiration thereof, the said J.L. Watkins binds himself, his heirs and assigns to buy and take over from J.J. McSwain, his heirs and assigns, said lot of land with improvements at the said price of Eleven hundred (\$1100.00) dollars plus the cost of improvement.

-III-

The said parties are to enter into a formal lease at the completion of the building, and the said J.L. Watkins is to secure and guarantee the performance on his part of the terms of this agreement by the execution of a second mortgage on his farm, without interest of course, and which is to be satisfied upon the completion of the terms of this contract, and is understood to be not a debt, but a guarantee, the amount thereof to represent said sum of Eleven Hundred (\$1100.00) Dollars plus the cost of said improvements, the lease to be executed to contain all the usual stipulations and conditions, including those herein provided for.

Witness:

W.D. Neves,

Jno. L. Watkins,

Lillie L. Johnson,

J.J. McSwain,

Personally comes Lillie L. Johnson, who, upon oath, says that she saw Jno. L. Watkins and J.J. McSwain sign, seal and as their act and deed deliver the above written instrument, and that she with W.D. Neves witnessed the execution thereof.

Sworn to and subscribed before

me this Sept. 15, 1913.

Lillie L. Johnson

R. F. Watson L.S.

Notary Public for S.C.

Recorded for Sept. 18th, 1913.

State of South Carolina,
County of Greenville.

This Indenture, between W.M. Vaughn the Lessor and J.W. Carne the Lessee, Witnesseth:

That the lessor agrees to lease to the Lessee the tract of land situate in said County, containing twenty five acres, known as the W.M. Vaughn place in Gantt Township, Greenville County, for agricultural purposes.

To hold the same to the Lessee from the first day of January 1913, to the thirty-first day of December 1913. And the Lessee on his part agrees to pay to the Lessor, as rent for the same 1300 lbs. lint cotton, ~~of all the cotton, corn, fodder, cotton seed, wheat, and everything grown on the place,~~ which shall become due as soon as gathered, and delivered at South Carolina Cotton Mill Ginney. And it is agreed to secure payment of said rent the lessor shall have an agricultural lien on the crop produced on said land during the year, and all remedies to enforce the same, as provided by law, and that Lessee shall keep up the terraces and hill-side ditches. The Lessee agrees to take good care of the premises, and to deliver possession of same at expiration of lease without further notice, and to use only refused or dead timber for domestic purposes. This agreement to bind the parties, their heirs, executors and administrators. Witness our hands and seals, the 18, day of March 1913.

Witness:

P. F. Cox,

J.W. Carne (L.S.)

J.M. Cox,

W.M. Vaughn, (L.S.)

State of South Carolina,
County of Greenville.

Personally appeared before me P. F. Cox who on oath says that he saw the above named J.W. Carne and W.M. Vaughn and sign, and execute the above lease for the uses and purposes therein set forth.

Sworn to before me, this 22, day of

Sept. A.D. 1913.

P. F. Cox.

C.W. Vaughn (L.S.)

Notary Public, S.C.

Recorded for September 22nd, 1913.