

Personally comes J.J. McSwain who, upon oath, says that he saw the above named J.T. Jenkinson and F.J. Stover sign the above written instrument.

Sworn to and subscribed

before me July 25, 1914.

J.J. McSwain

James R. Bates (L.S.P.)

Notary Public for S.C.



Recorded for July 25th, 1914.

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(Lease 75¢)

State of South Carolina,
County of Greenville.

This agreement made this 3rd day of August A.D. 1914, between Julius H. Heyward of the one part, and J.F. Simmons of the other part, Witnesseth: That the said Heyward lessor, has leased and does hereby lease to the said Simmons lessee, the premises known as Number - - - on Woodside Avenue near the City of Greenville, County of Greenville, State aforesaid, for the term of two years, beginning on the 1st day of August, A.D. 1914, and ending on the 31st, day of July A.D. 1916. And the said lessee hereby agrees for himself and heirs to pay for the use of said premises, for said term, the sum of \$720.00 dollars, as follows, to-wit: Thirty dollars on the 1st, day of each succeeding month thereafter, until the said sum of \$720.00 dollars shall have been fully paid; and should any one of said monthly payments or any part thereof, be due and unpaid for the space of five days, then and in such case, the whole unpaid balance of the said \$720.00, dollars shall forthwith become due, and the lessor his heirs or assigns shall have the right to forthwith collect the same with costs and expenses, by any means provided by law for the collection of rents in arrear, and any personal property found upon said premises shall be, and is hereby made liable for said rent, this agreement being hereby made and constituted a lien upon such property, prior to all other liens except taxes or assessments for public purposes.

And the said lessee further hereby agrees to replace at his own expense, all glass broken on said premises, and to keep the buildings and all parts thereof in good repair, and should said lessee fail, at any time to make said repairs when required by the lessor, his heirs or assigns, so to do, then and in such case the said lessor his heirs or assigns, shall have, and is hereby given the right to enter upon said premises and have said repairs made, and any expense incurred in so doing shall be added to the above stated rent, and shall be collectible as rent, as soon as so incurred.

And the said lessee, further agrees hereby to make no alterations in, nor additions to any of the buildings on said premises without the previous written consent of the lessor his heirs or assigns; not to sub-rent said premises, or any part thereof, without the previous written consent of the lessor, his heirs or assigns and to deliver up possession of said premises at the expiration of this lease, to the lessor, his heirs or assigns, in good repair and condition, and without delay. And it is further hereby agreed that this lease shall not be assigned by the lessee, to any person or persons whomsoever without the previous written consent of the lessor his heirs or assigns; that the lessee shall not sell his stock of goods in bulk, without the previous written consent of the lessor his heirs or assigns; and should the said lessee attempt to assign this lease to any one, or attempt to sell said stock of goods in bulk, without the previous consent -

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