

## VOL. 32. TITLE TO REAL ESTATE.

use and wear thereof will permit; damages by the elements and destruction of the building or any part thereof excepted in which neither party is to be held liable under this lease.

It is further understood and agreed, that the party of the first part is not to be at any additional expense for Machinery or repairs on Machinery and is not to make any repairs on building except as follows:- Put in sewer connections; two large electric lights, 80 to 100 watt Tungsten bulbs, move the stove flue to place agreed upon in Main room of building, a shelter 10 or 12 feet wide on East side of Building if needed by parties of the second part to shelter material any other alteration or repairs on buildings to be mutually agreed upon by the Parties to this contract, and all buildings and Machinery shall be turned over to the party of the first part in as good condition as when this lease goes into effect ordinary wear and tear in use of same being excepted.

It is further understood and agreed that the parties of the second part by giving ninety (90) days notice before the expiration of this lease shall have the right to extend this lease upon the within specified terms for a period of Three or Five years from the date of the Expiration of this Lease. The party of the first part reserves the right to sell the above described premises and machinery subject to the terms of this lease as herein set forth.

It is further understood and agreed by the parties of this contract that of one months rent shall at any time be in arrears and unpaid the party of the first part shall have the right to annul and terminate this lease and it shall be lawful for him to reenter and forthwith dispossess the said parties and to take possession of the premises hereby demised; and the said party of the first part covenants and agrees that on the paying of the rent as aforesaid and performing all the covenants aforesaid, the parties of the second part shall quietly and peaceably hold and enjoy the described premises for the term and time aforesaid;

In consideration of the above set forth agreement and the further consideration of the sum of One (\$1) in hand paid to the party of the first part by the parties of the second part. Receipt of which is hereby acknowledged the party of the first part stands bonded in the Penal Sum of one thousand (\$1000) Dollars, to the parties of the Second part, for the faithful performance of his side of above contract; in consideration of the above set forth agreement and the further sum of one (\$1) dollars in hand paid by the party of the first part to the parties of the second part (Receipt of which is hereby acknowledged) the parties of the second part stand bounded to the party of the first part in the Penal sum of One thousand (\$1000) dollars for the faithful performance of their side of above contract.

Witness our hands and and seals, in the year of our Lord nineteen hundred and fourteen (1914)

This twenty-third (23) day of December.

Signed, sealed and delivered  
in the presence of  
H.B. Ingram,  
James R. Bates,

H.M. Hester  
Party of the first part  
The Piedmont Hardwood M'f'g. Co.  
By J.B. Broadnax, Pres.  
Per D.L. McKenzie, Agt.,  
W.W. Carter, Secy.  
D.L. McKenzie.

State of South Carolina,  
County of Greenville.

Personally appeared before me H.B. Ingram who being duly sworn says that he saw the within named H.M. Hester (party of the first part) and J.B. Broadnax, D.L. McKinzie & W.W. Carter, partners doing business as The Piedmont Hardwood Manufacturing Co. (parties of the second part) sign, seal and as their act and deed deliver the within written instrument for the purposes therein mentioned and that he with James R. Bates witnessed the execution thereof.

Sworn and subscribed to before me this  
23rd, day of December, 1914.

James R. Bates (H. S.)  
Not. Pub. for S.C.

H.B. Ingram

Recorded for December 23rd, 1914.