

J.T. Childers further agrees to insure the dwelling house for the year 1919 for the sum of \$1000 and the outbuildings for same period for the sum of \$400.00 against loss by fire, shall pay the premiums on said insurance and shall make the policies payable to the said W.T. Davis.

To the faithful performance of the terms of this agreement the parties hereto bind themselves, their heirs, executors, administrators and assigns.

Executed in duplicate by the parties hereto the day and date first above written.

In presence of:

R.P. Gaines,

J.T. Childers,

Thos. T. Goldsmith.

W.T. Davis.

State of South Carolina,

County of Greenville.

Personally appeared before me R.P. Gaines and upon oath says that he saw the within named J.T. Childers and W.T. Davis sign, seal and deliver the within memorandum of agreement for the uses and purposes therein set forth, and that he with Thos. T. Goldsmith witnessed the execution thereof.

Sworn to before me this 17th,

day of May 1919.

R.P. Gaines

Thos. T. Goldsmith . -

Notary Public for S.C.

Recorded May 17th, 1919.

578  
State of South Carolina,  
County of Greenville.  
This Indenture made and concluded at Greenville, S.C., by and between W.C. Gibson, as Agent of the Cauble Estate, hereinafter referred to as Lessor, and Thomas Sefneos, hereinafter referred to as Lessee, Witnesseth:-

That the Lessor has granted and leased, and by these presents do grant and lease unto the said Lessee, a store-room on West Coffee Street, in the City of Greenville, S.C., now occupied by the Lessee, said store-room being No. 117, according to the street enumeration.

To have and to hold the said premises unto the said Lessee, his heirs and assigns, for the full term of one year, commencing on the first day of January 1920, and ending on the 31st, day of December 1920, yielding and paying at the rate of Eight hundred and forty dollars (\$840.00) per annum, payable in monthly installments of seventy dollars (\$70.00) each, in advance, the first monthly installment to be paid on January 1st, 1920, and \$70.00 on the first day of each successive month thereafter during the continuance of this lease.

And the said Lessee, for and in consideration of the above letten premises, does covenant and agree to pay to the said Lessor the above stipulated rent in the manner herein required.

It is understood and agreed that the destruction of the said premises by fire or by any other -

(next page)

casualty shall terminate this lease, and it is mutually understood that the Lessee shall make no repairs at the expense of the Lessor, and any alteration or improvements desired by the Lessee must be done at his own expense, and under the written sanction of the Lessor, and all such alterations or improvements shall be surrendered to the Lessor upon the Lessee's removal. The Lessee shall make good all breakage of glass and all other injuries done to the premises during his tenancy, excepting such as are produced by natural decay and unavoidable accidents.

And it is further stipulated and understood by the parties to these presents, that if one month's rent shall at any time be in arrear and unpaid, the Lessor shall have the right to annul and terminate this lease, and it shall be lawful for him to re-enter and forthwith re-possess all and singular the above granted and leased premises.

And it is further stipulated and understood by and between the parties to these presents that the Lessee shall not have the right to assign this lease, sub-let or re-lease the said premises without the written consent of the Lessor, and that no advertising signs other than that of the Lessee shall be placed upon the outer walls of the building.

It is further stipulated and understood by and between the parties to these presents that in case the Lessee becomes insolvent or bankruptcy proceedings commenced against him, or a Receiver is appointed for the Lessee, that then this lease is to become null and void at the option of the Lessor.

In witness whereof, the parties hereto do hereunto in duplicate set their hands and seals this the 15th, day of May, 1919.

Signed, sealed and delivered

W.C. Gibson (Seal)  
Lessor.

in the presence of:

Virginia Talley,

Thomas Sefneos, (Seal)  
Lessee.

Oscar Hodges.

State of South Carolina,

County of Greenville.

Personally appeared before me Virginia Talley who on oath says that she saw the within named W.C. Gibson as Agent, and Thomas Sefneos sign, seal and as their act and deed, deliver the foregoing written instrument for the uses and purposes therein mentioned, and that she with Oscar Hodges witnessed the execution thereof.

Sworn to and subscribed before me this 15th, day of May 1919.

Oscar Hodges (Seal)

Virginia Talley

Notary Public for S.C.

Recorded May 19th, 1919.