

State of South Carolina,  
County of Greenville.

This Agreement made this 2nd, day of July, A.D. 1919, between Julius H. Heyward, Executor of the one part, and George Kanas, of the other part,

Witnesseth:

That the said Julius H. Heyward, Exor, lessor, has leased and does hereby lease to the said George Kanas, lessee, the premises known as number 1020 W. Washington Street, in the City of Greenville, County of Greenville, State aforesaid, for the term of five years, beginning on the 1st, day of August, A.D. 1919 and ending on the 31st, day of July A.D. 1924. And the said lessee hereby agree, for himself and heirs to pay for the use of said premises, for said term, the sum of Twenty-seven hundred dollars, as follows, to-wit: Forty-five dollars on the 1st, day of August, A.D. 1919 and forty-five dollars on the 1st day of each succeeding month thereafter, until the said sum of \$2700.00 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 \$2700.00 dollars shall forthwith become due and the lessor, his heirs or assigns or successors 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 building and all parts thereof in good repair and should the said lessee fail, at any time to make said repairs when required by the lessor, his heirs, successors or assigns so to do, then and in such case, the said lessor his successors, 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 successors heirs or assigns; not to sub-rent said premises, or any part thereof, without the previous written consent of the lessor, his successors, heirs or assigns and to deliver up possession of said premises at the expiration of this lease, to the lessor, his successors, 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 successors, heirs or assigns; that the lessee shall not sell his stock of goods in bulk, without the previous written consent of the lessor, his successors, 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 of the lessor, his successors, heirs or assigns, or should the said lessee fail or refuse at any time to comply with any of the terms of this lease as above set forth, then and in either of such cases, the lessor, his successors, heirs or assigns shall have the right at his option to declare this lease forfeited, and to forthwith collect any balance of said \$2700.00 dollars rent, then remaining unpaid.

Witness the hands and seals of the said parties the day and year above written. In the presence of:

W.B. Wilson,	Julius H. Heyward, (Seal)
H.J. Alford.	George Kanas. (Seal)

The State of South Carolina,  
Greenville County.

Personally appeared before me H.J. Alford and made oath that he saw the within named J.H. Heyward, Exor. and George Kanas sign, seal and as their act and deed deliver the within written instrument and that he with W.B. Wilson witnessed the execution thereof.

Sworn to before me this 2nd, day  
of July A.D. 1919.

J.W. Pitman (L.S.)

Notary Public, S.C.

Recorded July 2nd, 1919.

State of South Carolina, )  
County of Greenville. ) Deed.

Whereas I did heretofore on November 1st, 1911, and Dec. 6, 1913 convey to R.G. Stone, trustee, all of my real estate, which embraced the lot hereinafter described, deeds being recorded in the R.M.C. Office for Greenville County in Deed Books Vol. 15, page 477, and Vol. 23, page 486 respectively, and

Whereas R.G. Stone, trustee, re-conveyed said lands to me on January 21st, 1914, and the deed was recorded on March 16, 1914 in R.M.C. Office for Greenville County in Vol. 28, page 302 and

Whereas subsequent to the date of the above deed to me but prior to its being recorded, to wit, Feb. 11th, 1914, the said R.G. Stone, trustee conveyed the lot hereinafter described to S.P. Stover, which deed was duly recorded on Feby. 14, 1914, in Vol. 20, page 164, and

Whereas said lands were re-conveyed by me to the said R.G. Stone, trustee by my deed dated March 31st, 1915 and recorded in Vol. 20, page 549, and

Whereas the said R.G. Stone, trustee conveyed said lands to E.E. Stone by his deed dated April 1st, 1915, and recorded in Vol. 20, page 547, and

Whereas the said E.E. Stone reconveyed said lands to me by his deed dated April 30th, 1915, and recorded in Vol. 20, page 548, and whereas some question has been raised with reference to the conveyance by the said R.G. Stone, trustee to S.P. Stover, which deed was dated subsequent to the date of the re-conveyance by the said R.G. Stone, trustee, to me, and

Whereas, T.F. Hunt now owns said lot and it is desired to free same from any claim or interest that I may now or hereafter have in this lot hereinafter described;

Now, therefore, know all men by these presents, that I, Lena W. Stone of the County and State aforesaid, in consideration of the sum of five dollars to me in hand paid at and before the sealing of these presents by T.F. Hunt, the receipt whereof is hereby acknowledged, have granted, bargained,

sold and released, and by these presents do grant, bargain, sell and release unto the said T.F. Hunt, "All that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, in the city of Greenville on the north side of E. Earle Street, known as lot No. 26 of Section F., on plat of Stone Land Company, made by J.E. Sirmine, recorded in Plat Book A., page 337, and described as follows: Beginning at an iron pin 360 ft. from the east side of Bennett Street and running thence S. 71.20 E. with Earle Street 60 ft. to stake; thence N. 18.30 E. 200 ft. to stake; thence N. 71.20 W. 60 ft. to stake; thence S. 18.30 W. 200 ft. to the beginning corner on Earle Street.

Together with all and singular the rights, members, hereditaments and Appurtenances to the said premises belonging or in anywise incident or appertaining.

To have and to hold all and singular the premises before mentioned unto the said T.F. Hunt, his heirs and assigns forever.

Witness my hand and seal this 30th, day of June 1919 and in the one hundred and forty-third year of the Independence of the United States of America.

Signed, sealed and delivered  
in the presence of:

E.E. Stone,  
R.G. Stone.

Lena W. Stone (L.S.)

State of South Carolina,  
County of Greenville.

Personally appeared before me E.E. Stone and made oath that he saw the within named Lena W. Stone sign, seal and as her act and deed deliver the within written deed, and that he with R.G. Stone witnessed the execution thereof.

Sworn to before me this 3, day of  
July 1919.

R.G. Stone (L.S.)  
Notary Public for S.C.

E.E. Stone

Recorded July 3rd, 1919.