

State of South Carolina,
County of Greenville.

Know all men by these presents that I, James Barnett of the State & County aforesaid do grant, Deed & bequeath unto Luther Barnett my son a certain tract or portion of land lying & being in the State & County aforesaid being a part of the ^{land} I bought of Parish McMakin & Blasengame tract lying on the waters of South Pacolet River & on Greens Creek, beginning on a black oak at Luthers spring branch on the big road leading from Gosnell to the Glassy Mountain Road mine & Tom Reids corner thence N.E. to Luthers corner thence near a N. course on Luthers line to a stone thence with Luthers line to a corner on Jack Bruces line; thence with mine & Bruces line cross the creek to Gosnells corner thence W. with Gosnells line to a stone in big road thence with big road to Greens Creek thence down the meanders of the creek to the mouth of Luthers Spring Branch to a stone John Barnetts corner thence up the branch even with big appletree John Barnetts corner thence W. to the appletree corner thence up big road to maple John Barnetts corner, thence up the Mountain N.E. to a stone John Barnetts corner thence along the old road John Barnetts corner on the line of Parish land to a stone John Barnetts corner then with the old line to a chestnut old corner thence with old line to a chestnut on ridge thence with mine & Thomas Reids line to the beginning black oak corner on the branch & on big road 70 containing seventy acres, more or less. with all & singular the rights & titles to have & to hold the same after my death this 1st, day of October 1889.

Signed in the presence of:

B.P. Barnett,
T.H. Reid,
H.S. Reid.

James Barnett.

The State of South Carolina,
Greenville County.

Personally appeared before me H.S. Reid and made oath that he saw James Barnett sign, seal and deliver the within conveyance for the uses and purposes therein mentioned and that he with T.H. Reid & B.P. Barnett in the presence of each other witnessed the due execution thereof.

Sworn to before me this

3th, day of January A.D. 1891.

H.S. Reid

Alexander Prewette (L.S.)

Notary Public, S.C.

Recorded November 7th, 1919.

State of South Carolina,
County of Greenville.

Indenture made this 7th, day of November, 1919, between the Professional Building Company, a corporation, hereinafter called the lessor, which expression shall include it's assigns where the context so requires or admits, of the one part; and of H.H. Simon, doing business as Simon Auto Company, hereinafter called the lessee, which expression shall include his executors, administrators, heirs and assigns, where the context so requires or admits, of the other part. The said lessor does hereby lease and devise unto the said lessee the entire first floor of the Professional Building Company, situate at the northeast corner of North and Brown Streets, City of Greenville, for the term of five years, said term to commence immediately upon completion of the building which is now being erected at said location, it being understood that said building will be completed on or about January 1st, 1920, but there being no guaranty to this effect. The said lessee, in consideration of the use of said premises for the said term, promises to pay the said lessor the sum of two hundred (\$200.00) Dollars per calendar month, same being payable at the end of each month, for the first three years; and the sum of two hundred and fifty (\$250.00) dollars per calendar month, payable the end of each month, for the fourth and fifth years.

It is agreed that the lessor shall change and rearrange the front doors in such a way as may be desired by the lessee, said rearrangement to be made at once, and at the beginning of his tenancy. It is further agreed that the lessor shall have the floor tiled for a distance of thirty feet from the front the entire width of the first floor.

It is further agreed that a credit shall be given on the first rent due to the amount of three hundred (\$300.00) dollars to the lessee, which amount shall be used by the lessee in fixing or finishing an office.

It is further agreed that, as the premises rented herein are to be used by the lessee for the sale of automobiles and accessories, should the fire insurance on the building of the lessor be increased by reason of the character of the business of the lessee, that the lessee will be responsible and will pay the increased insurance premiums of the lessor on said building. Any improvement on said building other than herein stated shall be made by the lessee at his own expense.

To have and to hold the said premises unto the said lessee, his executors, administrators and assigns, for the said term.

It is agreed that the destruction of the premises by fire, or other casualty, or sixty days arrear of rent, shall terminate this lease at the option of the lessor.

The lessee agrees to make good all breakage of glass excepting of plate glass in front and all other injuries done to the premises for the term except such as are produced by natural decay, and agrees to make no repairs or alterations in the premises without the written consent of the lessor.

It is further agreed that this lease shall neither be assigned or sublet without the written consent of the lessor first had and obtained.

Witness our hands and seals the day and year above written.

Witnesses:

Mary Berry,
Wilton H. Earle.

Professional Building Company
By R.E. Houston, President, (L.S.)
S.G. Glover, Secretary, (L.S.)
Lessor.

H.H. Simon,
doing business as Simon Auto (L.S.)
Company, Lessee.

State of South Carolina,
County of Greenville.

Personally appears Mary Berry who, upon oath says: That she saw the within named Professional Building Company, a corporation by it's president and secretary, lessor and H.H. Simon, lessee, sign, and seal the within written instrument for the uses and purposes therein stated; and that she with Wilton H. Earle witnessed the execution thereof.

Sworn to before me this 7th,
day of November 1919.
Wilton H. Earle (L.S.)
Notary Public, South Carolina.

Mary Berry

Recorded November 8th, 1919.