

State of South Carolina,
County of Greenville.

This agreement made this 10th, day of May A.D. 1920 between Julius H. Heyward, as Executor of the one part, and Alex Anestos, of the other part, Witnesseth:
That the said Heyward, Exor lessor, has leased, and does hereby lease to the said Alex Anestos Lessee, the premises known as number 1004 W. Washington and No. 1 Echols Streets in the City of Greenville, County of Greenville, State aforesaid, for the term of two years, beginning on the 1st, day of November A.D. 1920 and ending on the 31st, day of October A.D. 1922.

And the said lessee hereby agree, for himself and heirs to pay for the use of said premises, for said term, the sum of twelve hundred dollars, as follows, to-wit: Fifty dollars on the 1st, day of November A.D. 1920, and fifty dollars on the 1st day of each succeeding month thereafter, until the said sum of twelve hundred 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 twelve hundred dollars shall forthwith become due, and the lessor his successors, 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 the said lessee fail at any time to make said repairs when required by the lessor his successors, heirs 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-let 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 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, 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 \$1200.00 dollars rent, then remaining unpaid.

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

In the presence of:

H.J. Alford,

Julius H. Heyward, (Seal)
Exor.

J.K. Manos.

Alex Anestos, (Seal)

The State of South Carolina,

Greenville County.

Personally appeared before me J.K. Manos and made oath that he saw the within named

Julius H. Heyward, Exor. and Alex Anestos sign, seal and as their act and deed deliver the within written instrument and that he, with H.J. Alford witnessed the execution thereof.

Sworn to before me this 10th,

day of May A.D. 1920.

J.K. Manos

James R. Bates (L.S.)

Notary Public, S.C.

Recorded May 10th, 1920.

State of South Carolina,

County of Greenville.

Whereas J.B. Earle and J.D. Gilreath as Executors of the will of P.D. Gilreath, deceased, have sold and conveyed to W.E. Rush, L.A. James and R.H. Stewart a certain lot of land fronting on Buncombe Street in the City of Greenville and whereas, J.B. Earle is the owner of the lot on corner of Buncombe and Richardson Streets, and whereas the said J.B. Earle has agreed to open an alley 12 feet wide running from Richardson Street through the rear of his property to the rear of the Gilreath lot now owned by the said W.E. Rush, L.A. James and R.H. Stewart. Now, therefore, know all men by these presents that I, J.B. Earle in pursuance of the said agreement do hereby agree, and do hereby bind myself, my heirs and assigns to open an alley 12 feet wide commencing on Richardson Street at a point below my office on said Street, and running through to rear of my property to the line of said Gilreath lot now owned by the said W.E. Rush, L.A. James and R.H. Stewart, and they and their heirs and assigns, and myself, my heirs and assigns, shall forever have the right and privilege of using said alley as a drive-way. Said alley is to be opened when requested by the said W.E. Rush, L.A. James and R.H. Stewart, and when so opened aforesaid it is forever to remain open and to be used for the purposes herein stated.

In witness whereof I have hereunto set my hand and seal this the 26th, day of April A.D. 1920.

In the presence of:

Oscar Hodges,

J.B. Earle (Seal)

Jess Owings.

State of South Carolina,

County of Greenville.

Personally appeared before me Jess Owings who upon oath says that she saw the within named J.B. Earle sign, seal and as his act and deed deliver the foregoing written instrument for the uses and purposes herein mentioned and that she with Oscar Hodges witnessed the execution thereof.

Sworn to before me this 26, day of Jan. 1920.

Oscar Hodges -

Jess Owings.

Notary Public for S.C.

Recorded May 12th, 1920.