

It is further understood that during the continuance of this lease that no advertising matter of any kind whatsoever shall be placed upon the outside of said building.

It is further understood and agreed that the destruction of the said premises by fire or by any other casualty shall terminate this lease, and it is mutually understood that the Lessees shall make no repairs except as above stated at the expense of the Lessor and any alteration or improvements desired by the Lessees must be done at their own expense and under the written sanction of the Lessor. The Lessees shall make good all breakage of glass and all other injuries done to the premises during their tenancy, excepting such as are produced by natural decay and unavoidable accidents.

And it is further agreed that if one months rent shall at any time be in arreer 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.

In witness whereof, The parties have hereunto set their hands and seals in duplicate this the 31st, day of March A.D., 1920.

In the presence of:
Jess Owings,
Oscar Hodges.

W.C. Gibson, Agt. (Seal)
Gus Pappas, (Seal)
Sam N. Pappas, (Seal)
John Cavas. (Seal)

State of South Carolina,
County of Greenville.

Personally appeared before me Jess Owings and upon oath says; That she saw the within named W.C. Gibson Agent, of the Cauble Estate and Gus Pappas, Sam Pappas and John Cavas, 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 the 31st, day of March A.D. 1920.
Oscar Hodges (L.S.)
Notary Public for S.C.

Jess Owings

Recorded June 30th, 1920.

State of South Carolina,
County of Greenville.

Whereas, on the 7th, day of February 1880, the late Theodore A. Honour, being seized in fee simple of the herein^after described real estate, did execute his certain deed of trust, by which he declared that he stood seized of an undivided three-tenths interest in fee in said real estate in living at the time of her death, the child or children ~~-----~~ trust for his wife, Rebecca Caroline Honour for life, and then in trust for her child or children of a deceased child to take the parent's share, freed and discharges from the trust, as will appear by reference to deeds recorded in Book KK, page 262, and Book 22, page 501, R.M.C. office for Greenville County, South Carolina; and

Whereas, on the 29th, day of June 1896, Theodore A. Honour did convey unto Rebecca Caroline Honour his undivided seven tenths interest in said real estate in fee simple, as appears by deed recorded in Book CCC, page 288, in said R.M.C. Office; and

Whereas, on the 19th, day of March, 1914, T.A. Honour was duly substituted in the trust in the place of his deceased father, Theodore A. Honour, as appears by deed recorded in Book 22, page 500, in said R.M.C. Office; and

Whereas, Rebecca C. Honour departed this life in the year 1914, leaving her will, recorded in Book L., pages 234-241, Probate Office of Greenville County, South Carolina, whereby she directed that her real estate be sold as soon as possible after her death, and the proceeds divided equally among her six children, namely, T.A. Honour, Eoline H. Howe, John H. Honour, Rebecca C. Neal, Charles S. Honour and Minnie H. McPherson, and by said will testatrix named T.A. Honour, Eoline H. Howe and Rebecca C. Neal as her Executors and gave them power to execute such titles and conveyances as might be necessary to carry out the provisions in the will; and

Whereas, the three said executors thereafter duly qualified, and in the year 1917 by mutual agreement, a portion of the said real estate was divided among the six devisees, as appears by deeds recorded in Book 36, pages 265, 267, 274 and 275, and in Book 37, page 495, in said R.M.C. Office; and

Whereas, on the 11th, day of December 1915, Eoline H. Howe conveyed all her right, title and interest in her said mother's estate to Malvina H. Teskey, as appears by deed recorded in Book 38, page 346 in said R.M.C. Office, and she in turn on the 25th, day of September 1918, reconveyed the same to Eoline H. Howe as Trustee, as appears by deed recorded in Book 51, page 211, in said R.M.C. Office, and the beneficiaries of said trust were Malvina H. Teskey and Ethel H. Guerry, as appears by the declaration of trust of Malvina H. Teskey, bearing date of - - - 1920, and herewith recorded;

Now, Therefore, Know all men by these presents, That we, T.A. Honour, individually and as Executor of the will of Rebecca C. Honour, deceased, and Eoline H. Howe, individually and as Trustee for Malvina H. Teskey and Ethel H. Guerry, and as Executor of the will of Rebecca C. Honour, deceased, and Rebecca C. Neal, individually and as Executor of the will of Rebecca C. Honour, deceased and John H. Honour, Charles S. Honour, Minnie H. McPherson, Malvina H. Teskey and Ethel H. Guerry, in consideration of the premises, and of the sum of ten dollars and other good and valuable considerations to us in hand paid at and before the sealing of these presents by Farmers Loan and Trust Company, a corporation of South Carolina (the receipt whereof is hereby acknowledged) have granted, bargained, sold and released, and by these presents do grant, -

(over)

For Deeds to this Deed, see Deed Book 37 at pages 196 + 197.