

State of South Carolina,
County of Greenville.

Know all men by these presents: That I, J.C. Milford hereinafter designated as Owner, has agreed to sell to Eddie & Martha Thomas hereinafter designated as Purchaser, a certain lot or tract of land in the County of Greenville, State of South Carolina and in the 6th Ward of the City of Greenville and fronting on the East side of Sullivan Street Extension forty feet and running back East two hundred and eighty feet to an iron pin on the bank of the branch and bounded as follows: on South by Rachel Auld, East by J.M. Fortner, North by J.C. Milford and on West by Mr. Brown an Alley of ten feet is reserved between the two houses for the benefit of both lots and execute and deliver a good and sufficient warranty deed therefor on condition that they shall pay the sum of Eighteen hundred and fifty dollars in the following manner: One hundred dollars cash, the receipt whereof is hereby acknowledged and Twenty-five dollars on the first day of each Calendar month, commencing on Nov. 1st, 1920 and monthly thereafter until the full purchase price is paid, with interest on same from date at eight per cent per annum until paid, to be computed and paid annually, and if unpaid to bear interest until paid at the same rate as principal, and in case said sum or any part thereof be collected by an attorney, or through legal proceedings of any kind, then in addition the sum of ten per cent dollars for attorney's fees, as is shown by his note of even date herewith. The purchaser will pay all taxes and assessments and insurance premiums while this contract is of force.

It is agreed that time is of the essence of this contract, and if the said payments are not made when due the owner shall be discharged in law and equity from all liability to make said deed, and may treat the purchaser as a tenant holding over after the termination, or contrary to the terms of his lease, and shall be entitled to claim and recover, or retain if already paid the sum of Two hundred and forty dollars per year for rent or for liquidated damages, or may enforce payment of said note. The purchaser agrees to buy the land and pay for the same subject to the above conditions.

In witness whereof we have hereunto set our hands and seals this 1st, day of Oct. A.D. 1920.

In the presence of:

S.A. Burts,

Hency Hunter,

Sallie A. Milford.

(Owner) J.C. Milford, (Seal)

(Purchaser) Eddie Thomas, (Seal)

Martha Thomas, (Seal)

State of South Carolina,
Greenville County.

Personally appeared Hency Hunter who says on oath that she saw J.C. Milford, Eddie & Martha Thomas sign, seal and deliver the foregoing instrument for the uses and purposes therein mentioned, and that she with S.A. Burts and Sallie A. Milford witnessed the same.

Sworn to before me this 4th, day of Oct. A.D. 1920.

James R. Bates (Seal)

Notary Public, S.C.

Hency Hunter.

Recorded October 4th, 1920.

This Lease made this 16th, day of February in the year nineteen hundred and eighteen (1918) by and between Resor Realty Company, of Greenville, S.C. of Greenville, State of South Carolina, parties of the first part and the Southern Express Company, a corporation organized under the laws of Georgia, party of the second part, hereinafter referred to as the Lessor and Express Company respectively; Witnesseth,

That the Lessor, in consideration of the rents to be paid and of the covenants undertaken to be performed by the Express Company, doth hereby demise, lease and grant unto the said Express Company its successors and assigns; All those certain premises located in the City of Greenville, County of Greenville, State of South Carolina more particularly described as follows, to-wit: Situated on the southeast corner of the intersection of East Washington and Spring Streets, being a storeroom (corner), approximately 47 X 100 feet, with room now in use in basement, and Stables in rear. Including the lands on which the building are located, and that which is appurtenant thereto, as well as all alley rights.

Together with the rights, privileges and easements thereto belonging or in anywise appertaining. To have and to hold the said premises, with the rights, privileges and easements, unto the said Express Company, and to its successors and assigns, for the term of Five years beginning on the 1st, day of February, in the year nineteen hundred and 18 (1918), at and for the rental and upon the terms and conditions hereinafter set forth.

It is mutually covenanted and agreed by and between the parties hereto, and each doth hereby agree with the other for themselves, their heirs, executors, administrators, successors and assigns, in the manner following, to-wit:

First. The Express Company will pay to the Lessor, as rental for the aforesaid premises, the sum of One hundred ninety-five (\$195.00) per month; the first payment to be made on the 1st day of March, 1918, and subsequent payments to be made during the first five days of each month thereafter, during the term aforesaid.

Second. The Express Company will use said premises for the purposes of a general express business and shall have the privilege of placing and using therein and thereupon such fixtures, appurtenances appliances, signs and advertisements as it may deem necessary or appropriate in connection therewith.

Third. The Lessor will, from time to time, make and pay for such repairs in and upon said premises as may be rendered necessary by ordinary wear and tear, and will keep all and singular the said premises in as good repair as the same are in at the commencement of this lease; the Lessor and authorized agents having the right at reasonable times to enter upon said premises, examine the condition thereof and make necessary repairs.

Fourth. Upon the termination of this lease, the Express Company shall have the right to remove any fixtures, including such as may alter or improve the premises, and any appurtenances, appliances signs and advertisements which it may have placed in or upon the premises provided it repairs any damage resulting from the removal thereof. This includes only unattached fixtures, such as Desks, etc.

Fifth. The Express Company shall have the right to assign this lease and to sublet the whole or any portion of said premises, for the whole or any part of said term; it remaining responsible to Lessor for the performance of its undertakings hereunder.

(Over)