

Signed, sealed and delivered

in the presence of:

C. Thompson,

Tula H. Evatt,

C.M. Horton,

J.M. Horton,

R.W. Arnold,

Jos. T. Davenport,

J.H. Baker,

M.D. Meyer,

M.P. Senn,

Jos. T. Davenport,

W.M. Wooten,

J.A. Weatherspoon,

T.S. Cross,

Mrs. Dan B. King.

Charles K. McCuen, (Seal)

Clary M. McCuen, (Seal)

J.H. McCuen, (Seal)

Eliza McCuen, (Seal)

Pearle Freeman, (Seal)

Nannie Arnold, (Seal)

Mamie Arnold, (Seal)

W.R. McCuen, (Seal)

Mrs. W.L. Taylor, (Seal)

J.F. McCuen, (Seal)

Ida G. McCuen, (Seal)

State of South Carolina,

County of Laurens.

Personally appeared before me R.W. Arnold who being sworn says that he saw the within named Eliza McCuen, Nannie C. Arnold, and Mary E. Arnold and Eliza Pearl Freeman sign, seal and as their act and deed, deliver the within written deed, and that he with Jos. T. Davenport witnessed the execution thereof.

Sworn to before me this 25th, day of June A.D. 1920

R.W. Arnold

Jos. T. Davenport



Notary Public for S.C.

State of South Carolina,

County of -

I, J.A. Price, Notary Public, do hereby certify unto all whom it may concern, that Mrs. Gertrude S. McCuen the wife of the within named W.B. McCuen, did this day appear before me and upon being privately and separately examined by me, did declare that she does freely, voluntarily and without any compulsion, dread or fear of any person or persons whomsoever, renounce, release and forever relinquish unto the within named Zedehiak Estes, his heirs and assigns, all her interest and estate and all her right and claim of dower of, in or to all and singular the premises within mentioned and released.

Given under my hand and seal this 20, day of July A.D. 1920.

Mrs. Gertrude S. McCuen.

J.A. Price (Seal)

Notary Public for S.C.

Recorded November 4th, 1920.

For other Dowers and Profitees to this Deed, see Deed Book 84 at page 11, 306 & 307.

State of South Carolina,

County of Greenville.

This Indenture, made and entered into this - day of September 1920, by and between J.H. Watson of Greenville, State of South Carolina hereinafter called Lessor, party of the first part and the Southern Bell Telephone and Telegraph Company, a corporation hereinafter called Lessee, party of the second part. Witnesseth:

That the Lessor, in consideration of an annual rental of Nine hundred (\$900.00) Dollars to be paid in equal monthly installments by the Lessee, hereby leases unto the Lessee, its successors or assigns for a period of five (5) years, commencing the first day of September 1920, terminating August 31st, 1925, the following described premises, with the appurtenances and the City of Greenville, State of South Carolina, one story brick and tile building located at 126 Duncan Street, which premises are to be used as a store room and garage.

Lessor hereby agrees that Lessee may sublet said premises. Lessor hereby agrees to keep the said premises in good and tenantable condition during the occupancy by said Lessee and that if he should fail to make the repairs necessary to keep said premises in such condition within thirty days after written notice from the Lessee the Lessee may at its option, make such repairs and deduct the cost of same from the rent.

Lessee hereby agrees to maintain said premises in as good condition as when received ordinary wear and tear and damage by the elements excepted, and to pay Lessor the said rent as herein specified. If the rent hereunder shall remain due and unpaid for ten days after written notice from the Lessor to the Lessee, the Lessor shall have the right to re-enter said premises and to remove all persons therefrom.

It is agreed and understood that the Lessor will install in these premises one toilet and lavatory; and also place necessary enclosure for cutting off office floor space. Lessor covenants that the Lessee on paying the said yearly rent in the manner as herein provided and performing the covenants aforesaid, shall and may peaceably and quietly have, hold and enjoy the said demised premises for the term aforesaid.

It is understood and agreed that should said premises be destroyed by fire, or otherwise rendered untenable, then and in that event the rent payable hereunder shall abate from the date of such destruction or injury, and the Lessee may at its option, quit and surrender possession of premises; but may, if it shall so desire, upon the completion of the repairs, or restoration of said building, re-occupy the same upon the terms and conditions herein set forth the rent to commence from the date of such re-occupation.

Lessee shall have the privilege of renewing this lease at the expiration of the term herein created upon the same terms and conditions, for a further period of One (1) year upon giving written notice of its desire so to renew, not less than ninety (90) days before the expiration of said present term.

In witness whereof, the parties hereto have executed this Lease in duplicate the day and year first above written.

Signed, sealed and delivered by

Lessor in the presence of:

J.H. Watson (L.S.)

J.L. Love

(Over)

A.P. Hord.