

pay to the said lessor the above stipulated rent in the manner herein required, and all property that the lessee places therein is to be subject to the payment of said rent. Upon the execution of this lease the lessee does hereby pay the sum of Three Hundred (\$ 300) Dollars for the first two months. The lessee shall make no repairs at the expense of the lessor, and any alterations or improvements desired by the lessee, excepting those herein stated must be done at his own expense, and under the written sanction of the lessor. The lessee shall make good all breakage of glass and all other injuries to the property during his tenancy excepting such as are produced by natural decay and unavoidable accident, and in case said building is destroyed by fire or by injury of the elements, any other cause as to be untenantable and unfit for occupancy, then and in such event this lease shall cease and terminate, and both parties released from further continuance of same.

It is further understood and agreed that the parties to these presents that if the lessee shall at any time be in arrears the lessor shall have the option 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 rented and leased premises.

And it is further understood and agreed that the lessee shall not have the right to assign this lease, sub-let or re-lease said premises without the written consent of the lessor, and in case the lessee becomes insolvent or bankruptcy proceedings commenced against him, or a receiver appointed for the lessee, then this lease is to become null and void at the option of the lessor.

That at the expiration of this lease the said lessee shall quit and surrender the premises hereby demised in as good condition as reasonable use and wear will permit, damage by the elements and destruction of the building, or any part thereof, excepted, and the lessor covenant and agree that the lessee on paying the rent as aforesaid and performing all the covenants aforesaid, shall and may peaceably hold and enjoy the demised premises for the time aforesaid.

In witness whereof, said parties have hereunto set their hands and seals in duplicate, this the 30<sup>th</sup> day of June A.D. 1920.

Signed sealed and delivered  
in the presence of:  
Jess Owings  
Oscar Hodges

W. A. Wallace (seal)  
Lessor

Geo. H. Benas (seal)  
Lessee

State of South Carolina  
County of Greenville

Personally appeared before me Jess Owings and made oath that she saw the within named W. A. Wallace, Lessor, and George Benas, Lessee, sign seal and deliver the foregoing written instrument for the uses and purposes therein mentioned and that she with Oscar Hodges witnessed the execution thereof. I swore to before me this

the 30 day of June 1920  
Oscar Hodges (seal)  
Notary Public for S.C.

Jess Owings

Recorded July 1<sup>st</sup> 1920

The State of South Carolina  
County of Greenville

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Know all men by these presents that I, Lula Virginia Touchstone of the state and County aforesaid, mother of the infant children, Mary Touchstone, Lada Touchstone and Dossielmie Touchstone aged respectively six years, four years and eighteen months, (their father Doss L. Touchstone being dead) have granted, conveyed and disposed of and by these presents do grant convey and dispose of the custody and tuition of the said minor children for and during the time they respectively remain under the age of twenty one years to my father D. Wood in possession.

Witness my hand and seal this 1 day of July 1920.  
Signed, sealed and delivered  
in the presence of:  
Mary Mac Dowell  
D. M. Garrett

Lula Virginia Touchstone (seal)