

Signed, sealed and delivered

in the presence of:

P.T. Hayne,

L.O. Patterson.

George E. Jordan (L.S.)

State of South Carolina,

County of Greenville.

Personally appeared before me P.T. Hayne and made oath that he saw the within named George E. Jordan sign, seal and as his act and deed deliver the within written deed, and that he with L.O. Patterson witnessed the execution thereof.

Sworn to before me this 21st, day of February

A.D. 1920.

P.T. Hayne.

L.O. Patterson (L.S.)

Notary Public for South Carolina.

State of South Carolina,

Renunciation of Dower.

Greenville County.

I, Chas. M. McGee, a notary public for South Carolina, do hereby certify unto all whom it may concern that Mrs. Alpha McGee Jordan, the wife of the within named George E. Jordan 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 W. Austin Hudson, and his heirs and assigns, all her interest and estate, and also 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 24th,

day of February A.D. 1920

Chas. M. McGee (L.S.)

Notary Public for South Carolina.



Alpha McGee Jordan

Recorded February 24th, 1920.

State of South Carolina,

County of Greenville.

This Indenture made this the 23rd, day of January, 1920 by and between J.A. Bull, Jas. H. Morgan, Jas. H. Morgan, Jr., and Clinton J. Morgan, of the first part, and hereinafter designated Lessors, and L.B. Merritt and W.T. Merritt, of the second part hereinafter designated Lessees:

W-I-T-N-E-S-S-E-T-H.

That the Lessors have hereby let and rented to the Lessees and they have hereby hired and taken from the Lessors that certain lot of land situate at the Northwest intersection of Main and College Streets, in the City and County of Greenville, South Carolina, fronting Main Street 50 feet, with a parallel depth along College Street 100 feet, together with the filling station thereon equipped with one air-compressor and three oil pumps.

To have and to hold said premises unto the Lessees for a term of Two years, beginning the 1st day of March, 1920, and ending the last day of February 1922. For the use and occupation of the above described property, the lessees agree to pay and the lessors agree to accept the sum of Two hundred and fifty dollars per month during the life of this lease, to be paid on the last day of each and every consecutive month during the period aforesaid.

It is further agreed that the said Lessees will take over the contract with the Petroleum Oil Company now existing with reference to the filling station situate on said property; that the Lessees will make good all breakage of glass and other damages resulting to said premises and the buildings thereon not due to ordinary wear and tear arising from a reasonable use thereof, nor injury by the elements.

It is further agreed that if the premises or the buildings thereon are so injured or destroyed as to render them unfit for use and occupancy as a filling station (said premises to be used for said purposes), thereupon this lease may terminate at the option of either party hereto; that this lease shall not be assigned nor the premises sublet without the written consent of the Lessors; that if the rent is not paid within three days at any time after the same shall have become due, this lease may be terminated at the option of the lessors.

That while this lease covers only so much area as is above described, nevertheless, Lessees may use and occupy, if without damage or injury thereto, the adjoining lot owned by said Lessors, and until such time as possession thereof shall be demanded or requested by the Lessors and upon said demand or request Lessees shall vacate and surrender occupation and use of said portion of said lot and discontinue usage thereof.

Upon Lessees paying the rent as herein provided and the time stated and keeping and performing all the other terms and conditions herein stated, they may have peaceable and quiet possession of the premises hereby demised for the term aforesaid, but upon failure to pay the rent as provided and at the time stated.

Lessors may thereupon terminate this lease, remove all persons therefrom, re-enter and take possession and, subject to the exception hereinabove stated, Lessees will quit and surrender said premises in as good condition as when they received same.

In witness whereof the parties hereto do in duplicate set their hands and seals the day and year first above written.

Signed, sealed and delivered

in the presence of:

Harry M. Pickett,

W.H. Carlisle.

J.A. Bull, (Seal)

J.H. Morgan, (Seal)

Jas. H. Morgan, Jr. (Seal)

Clinton J. Morgan, (Seal)

L.B. Merritt, (Seal)

W.T. Merritt, (Seal)

State of South Carolina,

County of Greenville.

Personally comes before me Harry M. Pickett who on oath says he saw the within named J.A. Bull, Jas. H. Morgan, Jas. H. Morgan, Jr., Clinton J. Morgan, L.B. Merritt and W.T. Merritt sign, seal and as their act and deed, deliver the foregoing lease, and that he with W.H. Carlisle witnessed the execution thereof.

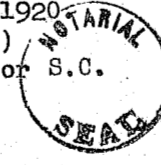
Sworn to and subscribed before me the 23rd,

day of January 1920

W.B. Boyd (Seal)

Notary Public for S.C.

Harry M. Pickett



Recorded February 24th, 1920.