

Greenville, S.C.

Nov. 22, 1920.

This memorandum between V. Howell hereinafter called the Seller, and J.L. Elmore hereinafter called the Purchaser, Witnesseth:

That the Seller agrees to sell the Purchaser the land hereinafter described for the sum of Twelve Hundred fifty and no/100 (\$1250.00) Dollars to be paid as follows (\$150.00) One Hundred fifty & no/100 paid this date and balance \$1100.00 to be paid thirty (30) days from date deferred payments to bear interest from - - - at the rate of - - - per cent. per annum, and to be secured by note of the Purchaser and mortgage of the premises, conveyance to be made when the full purchase price is paid or secured to be paid as provided above.

And the Purchaser agrees to buy the land hereinafter described and pay for same as above stated.

Description of land: Fifteen (15) acres, about 1/2 miles from Greenville on Edwards Mill Road bounded on north by Will Bishop or West by Frank James, on south and west by V. Howell.

In presence of:

C.D. Wilson, V. Howell, (L.S.)
 J.D. Parks, J.L. Elmore, (L.S.)

The State of South Carolina,
 Greenville County.

Personally appeared before me J.D. Parks and made oath that he saw the within named V. Howell & J.L. Elmore sign, seal and as their act and deed deliver the within written deed, and that he with C.D. Wilson witnessed the execution thereof.

Sworn to before me this 24th,
 day of November A.D. 1920. J.D. Parks

Fannie C. Scott (L.S.)
 Notary Public for S.C.

Recorded November 24th, 1920.

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Greenville, S.C.

In consideration of five hundred and no/100 dollars, receipt of which is hereby acknowledged and a certain note of J.E. Shaw for one hundred and forty-three and 60/100 dollars of even date with these presents and due Aug. 7th, 1921 and by virtue of the said J.E. Shaw, assuming and agreeing to pay a certain note for \$3,000.00 to the Carolina Loan and Trust Co., a balance of \$2233.60 being still owing thereon and a certain note given by me to William G. Sirrine and the return to me of the said note to William G. Sirrine receipt of which is hereby acknowledged by me, I, hereby sell, transfer, assign and set over to the said J.E. Shaw, his heirs and assigns, all my right, title and interest in the bill of sale or contract set out on the reverse side hereof and the premises fully described therein.

Witness my hand and seal at Greenville, S.C. this 7th, day of February 1921.

Witnesses:
 R.M. DeShazo, Mrs. Mary P. Holliday. -
 G.T. McNab,

State of South Carolina,
 County of Greenville.

Personally appeared G.T. McNab who says on oath that he saw Mary P. Holliday sign, seal and deliver the foregoing instrument to J.E. Shaw for the uses and purposes therein mentioned and that he with R.M. DeShazo witnessed the same.

Sworn to before me this 7th, day
 of February 1921. G.T. McNab
 R.M. DeShazo (L.S.)
 Notary Public for S.C.

"For the Contract for Title to the above Assignment, see Deed Book #64, on page 533".

Recorded February 9th, 1921.

State of South Carolina,)
 County of Greenville.) Lease.

This Indenture made and concluded at Greenville in the County and State aforesaid by and between W.C. Cleveland as Lessor and M.D. Barton and J.A. Benton as Lessees, Witnesseth:

That the said Lessor has granted and leased, and by these presents does grant and lease unto the said Lessees a certain building on the Northeast corner of McBee Avenue and Brown Street in the City of Greenville, with all the appurtenances to the said building belonging.

To have and to hold said premises unto the said Lessees, their heirs and assigns, for the term of three years commencing on the 1st, day of December 1920 and ending on the 30th, day of Nov. 1923, yielding and paying at the rate of One thousand nine hundred twenty (\$1920) Dollars, payable in monthly installments of One hundred sixty (\$160) Dollars each, payable at the end of each month with option to the Lessees of continuing this Lease for a term of two years thereafter at the rental of twenty-four hundred (\$2400) Dollars per year, payable in monthly installments of two hundred (\$200) Dollars.

The Lessor agrees to take out the wooden floor of said building and put concrete floors on top of the present concrete floor, and paint the interior with cold water paint. The Lessor also agrees to put in front doors large enough for automobiles, and agrees to brick up the opening between this building and the Laundry Building. No other repairs are to be made at the expense of the Lessor.

The Lessees agree to put in all wiring and plumbing in said building and any other alterations 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 to the property during their tenancy, excepting such as are produced by natural decay and unavoidable accidents, and in case said building is destroyed by fire or any other casualty this agreement shall then terminate.

And it is further stipulated and agreed by the parties to these presents that if one month's rent shall at any time be in arrears and unpaid, 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, sublet or re-lease said premises without the written consent of the Lessor, and in case the Lessees become insolvent or bankruptcy proceedings commenced against them, or a receiver appointed for the Lessees, then this lease is to become null and void at the option of the Lessor.

That the said Lessees for and in consideration of the above letten premises do covenant and agree to pay to the said Lessor the above stipulated rent in the manner herein required and at the expiration of this lease the said Lessees 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 covenants and agrees that the Lessees 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 1st, day of Nov. 1920.

(Over)