

State of South Carolina,
County of Greenville. Agreement.

This Agreement made and entered into by and between H.T. Burns, hereinafter called party of the first part, and J.H. Keller and Kennerd Keller, hereinafter called parties of the second part, Witnesseth: Whereas, H.T. Burns, as Lessor of a certain tract of land in Bates Township, belonging to Tom Williams, sub-rents and leases unto the said J.H. Keller and Kennerd Keller for the year 1921 fifteen acres of farming land with dwelling house thereon for a rental of eight hundred pounds (\$800) of good middling lint cotton to be ginned and packed and delivered to the said Burns on or before the 1st, day of December, 1921.

It is agreed by and between the parties of the second part and the party of the first part that in the event so much lint cotton is not produced on the said place, then the said Burns is to have a mortgage over all other crops and produce of every nature and kind to secure the said rent to the extent of One hundred (\$100.00) Dollars, and this mortgage is to be held and construed to be a mortgage over all crops, grain and produce grown during the year 1921, securing the said H.T. Burns for the rental in the amount of One Hundred (\$100.00) Dollars due and payable on the 1st, day of December 1921.

That in the default of the payment of said rent, the said Burns shall have a right to obtain possession of the said crops herein mortgaged and to sell the same at the prevailing price at the time or to be put up at public auction after giving five days notice of said sale.

In witness whereof, we have hereunto set our hands and seals this 9, day of February 1921.

In the presence of:

W.W. Grice,
J.B. Grice.

H.T. Burns, -
J.K. Keller, -
J.H. Keller. -

State of South Carolina,
County of Greenville.

Personally comes before me W.W. Grice and makes oath that he saw the within named H.T. Burns, J.K. Keller and J.H. Keller, sign the within written contract, and that he with J.B. Grice witnessed the same, this 26th, day of February A.D. 1921.

Sworn and subscribed to before me.

J.E. Watson
Notary Public, S.C.



W.W. Grice

Recorded Feby. 28th, 1921.

State of South Carolina,
County of Greenville. Lease.

A.E. Morris, lessor, in consideration of the rental hereinafter mentioned, has granted, bargained and leased, and by these presents does grant, bargain and lease unto R.N. Tennahill, lessee, the store room which is now in process of erection on the land of lessor on the east side of South Main Street, City of Greenville, with basement running forty feet from rear, said store room to be two stories in height, it being agreed that the building is to have an electric elevator sufficient to carry an automobile; both stories and basement are covered by this lease.

The building herein leased is being constructed according to plans which have been drawn, and which have been agreed upon by the lessor and lessee. The building is to be ready for occupancy on or about the middle of October, the present year, and, if not constructed by that time, same is to be completed as soon thereafter as it is possible for the lessor to complete it.

It is agreed that this lease will commence on the day after the lessee is notified by the lessor that the building is completed, and this lease is to continue for a period of three years from that date. The lessee, however, has the privilege of occupying the premises in accordance with the terms of this lease for an additional term of two years, provided said lessee six months previous to the termination of the lease notifies lessor in writing that he desires same for said additional term of two years. The lessee, in consideration of the use of said premises for the said term, promises to pay the lessor the sum of two hundred sixty-three and 50/100 (\$263.50) Dollars per month, payable at the end of each month.

To have and to hold the said premises unto the said lessee, his executors, administrators and assigns for the said term.

It is agreed that the destruction of the building by fire or other casualty, or sixty days arrear of rent, at the option of lessor, shall terminate this lease. The lessee agrees to make good all breakage of glass, and all other injuries to the premises during the term, except such as are due to natural decay and unavoidable accidents, and agrees to make no repairs or improvements in the premises without the written consent of the lessor first had and obtained.

It is agreed that the building shall not be sub-let, nor shall the lease be assigned by the lessee, without the written consent of the lessor first had and obtained.

Witness out hands and seals the 1st, day of Sept. 1920.

Witnesses:

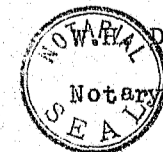
J.D. Tennahill,
Berthamae Smith.
A.E. Morris, (L.S.) Lessor.
R.N. Tennahill, (L.S.) Lessee.

State of South Carolina,
County of Greenville.

Personally appeared before me J.D. Tennahill, who makes oath that he saw the within named A.E. Morris, Lessor and R.N. Tennahill, Lessee sign and seal the within written lease, and that he with Berthamae Smith witnessed the execution thereof.

Sworn to before me this 3, day of March 1921.

J.D. Dewes (L.S.)
Notary Public, South Carolina.



J.D. Tennahill

Recorded March 3rd, 1921.