

The said John D. Smith, Vendor, does hereby warrant unto the said Vendee, its successors and assigns, that he is the owner in fee simple of the lands hereinbefore described, free and clear of all liens and encumbrances, save the outstanding timber rights hereinbefore described.

In witness whereof, I have hereunto attached my hand and affixed my seal this 3rd, day of June A.D. 1921.

Signed, sealed and delivered

in the presence of:

W.H. Cook,

D.A. Hulick, (Stamp \$1.00)

John D. Smith (L.S.)

L.M. Carlson.

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

Personally appeared before me W.H. Cook and made oath that he saw the within named John D. Smith sign, seal and as his act and deed deliver the within written instrument and that he with L.M.-Carlson and D.A. Hulick witnessed the execution thereof.

Sworn to before me this 3rd, day of June A.D. 1921.

Dan A. Hulick (L.S.)

Notary Public for S.C.

W.H. Cook

State of South Carolina,)
County of Greenville.) Renunciation of Dower.

I, Dan A. Hulick, a Notary Public for State of South Carolina do hereby certify unto all whom it may concern that Mrs. Hattie Smith the wife of the within named John D. Smith 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 relinquish unto the within named Seluda Land and Lumber Company, its successors, and assigns, all her interest and estate, and also all 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 3rd, day of June A.D. 1921.

Dan A. Hulick (L.S.)

Notary Public for S.C.

Hattie Smith.

State of South Carolina,
County of Greenville.

Personally appeared before me L.M. Carlson and made oath that she saw the within named John D.-Smith sign, seal and as his act and deed deliver the within written instrument and that she with W.H. Cook and D.A. Hulick witnessed the due execution thereof.

Sworn to before me this 4th, day of June 1921.

C.E. Pritchett

L.M. Carlson

Notary Public for State of S.C.

My Commission expires at the pleasure of the Governor.

Recorded June 9th, 1921.



State of South Carolina,
County of Greenville.

This agreement made and entered into this the 8th, day of March 1921 by and between Ella V. Rhodes Landlord, of the one part, and J.Y. Nelson, Tenant, of the other part, Witnesseth:-

That the said Ella V. Rhodes has hereby let and rented to the said J.Y. Nelson, and he has hereby hired and taken from her the first and second floors of that certain store room known as a part of the Babb Building, being the Southern store room in said building, and situate on the east side of North Main Street, between Coffee and North Streets, in the City and County of Greenville South Carolina, for the term of two years from the first day of September 1921, that is to say: from September the 1st, 1921 to the last day of August 1923, both inclusive.

For the use and occupation of said premises, the said Nelson agrees to and will pay at the end of each and every consecutive month during the said period, the sum of three hundred and fifty dollars as rent therefor.

It is further agreed that the said Nelson may remove the partition walls on the second floor of said premises so as to throw the said second floor into one room, provided, however, he shall at his own expense replace said walls, doors and all and every part of said building so removed and put and leave the same in as good condition as they now are. In order to secure the performance of this part of said agreement, the said Nelson hereby agrees and will give to the said Rhodes a good and satisfactory bond in the sum of \$2000.00, conditioned upon his complying with said Agreement.

It is further agreed that upon the said Nelson paying the rent when due and the keeping and performing by him of all of the terms and conditions herein stated, he may have and hold peaceable possession of said premises for the term aforesaid; but upon his failure in any of the same, the said Rhodes may declare this lease at an end and may re-enter and take possession and remove all persons therefrom. That said premises shall not be sub-let nor this lease assigned without the written consent of the said Rhodes. That at the termination of said lease or other sooner determination of same than that fixed herein, the said Nelson will quit and surrender said premises in the same physical status as they now are and in as good condition as he takes them, reasonable wear and tear thereof from reasonable use, excepted, provided, however, should said premises be so insured or destroyed from any cause as to render them unfit for occupancy, then the said Rhodes may at her option declare this lease at an end.

Witness our hands and seals the day and year above written.

Signed, sealed and delivered

in the presence of:

Ella V. Rhodes, (Seal)

Helen A. Morgan,
B.A. Morgan.

James Y. Nelson, (Seal)

Personally comes before me Helen A. Morgan who on oath says: That she saw the foregoing Ella V.-Rhodes and J.Y. Nelson sign, seal and as their act and deed deliver the foregoing Lease, and that she with B.A. Morgan witnessed the execution of the same.

Sworn to and Subscribed before me this the 8th, day of March 1921.
B.A. Morgan (Seal)
Not. Pub. for S.C.

Helen A. Morgan

Recorded June 13th, 1921.