

The State of South Carolina,
Greenville County.

Renunciation of Dower.

I, A.C. Mann, a N.P. for S.C. do hereby certify unto all whom it may concern that Mrs. Eva Good the wife of the within named C.C. Good, 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 Greenville Trust Company, its successors and assigns, All of her interest and estate, and also all her right and claim of Dower of, in or to all and singular the premises described in the deed by Jos. A. McCullough, J. Thos. Arnold and C.C. Good, dated March 3, 1909, recorded in the R.M.C. Office for Greenville County in Deed Book Volume 4, page 320, as follows:-

"All of our right, title and interest in and to all the property conveyed by J.W. Gray to Jos. A. McCullough, Trustee of the Verner Estate, except Lot No. 17 fronting on Buncombe Road, and four lots adjoining Fennell's lots, Nos. 23, 24, 25 and 26 fronting on the car line leading to the Fair Grounds, which lots have this day been conveyed to Jos. A. McCullough by C.C. Good, and J. Thos. Arnold".

Given under my hand and seal,
this 10, day of March A.D. 1922.
A.C. Mann, (L.S.)
Notary Public for South Carolina.

Eva Good.

Recorded March 10th, 1922.

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The State of South Carolina,
Greenville County.

Renunciation of Dower.

I, Harry Price, - do hereby certify unto all whom it may concern that Mrs. Ellen T. Arnold the wife of the within named J.Thos. Arnold, 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 Greenville Trust Company, its successors and assigns, all of her interest and estate, and also all her right and claim of Dower of, in or to all and singular the premises described in the deed by Jos. A. McCullough, J. Thos. Arnold and C.C. Good, dated March 1909, recorded in the R.M.C. Office for Greenville County in Deed Book Volume 4, page 320, as follows:-

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Given under my hand and seal, this
7th, day of March A.D. 1922.
Harry Price (L.S.)
Notary Public for South Carolina.

Ellen T. Arnold.

Recorded March 10th, 1922.

State of South Carolina,
County of Greenville.

This Indenture made this 17th, day of September 1921 by and between J.A. Bull, J.H. Morgan, C.J. Morgan and Jas. H. Morgan, Jr., of the first part, and hereinafter designated Lessors, and J.A. Bull Grocery Co. Inc., a corporation duly organized under the laws of the State of South Carolina, of the second part, hereinafter designated the Lessee:

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

That the Lessors have hereby let and rented to the Lessee and the Lessee has hereby hired and taken from the Lessors, that certain lot of land situate on the West side of North Main Street, in the City and County of Greenville, between the Milling Station owned by the Lessors and the Browning property, having a frontage on Main Street of fifty feet, half of the lot having an approximately depth of fifty feet and the other half having a depth of approximately sixty feet, together with the building to be erected thereon in accordance with the plans and specifications as prepared by Jamison & Morris, Contractors.

To Have and to hold said premises unto the Lessee for a term of five years beginning the 1st, day of January 1922 and expiring the last day December 1926. For the use and occupancy of the above described property the Lessee agrees to pay and the Lessors agree to accept as rental eight per cent on the cost of the land, said cost being sixteen thousand five hundred Dollars, plus eight per cent on the cost of building, this cost to be determined on completion of building; thus making eight per cent per annum on the total cost of the property as rental; said rental to be paid in twelve equal installments, to be paid on the last day of each and every consecutive month during the period aforesaid.

Should for any reason the building not be ready for occupancy on January 1st, 1922, then the Lessee is to occupy building when same is ready for occupancy and the rental is to begin on completion of the building, provided building is not completed prior to January 1st, 1922; otherwise rental is to begin January 1st, 1922.

The Lessee further agrees to pay all taxes and assessments against said property, all insurance premiums on said building and to keep said building insured in the name of the Lessors for not less than Ten Thousand Dollars, all repairs of any and every nature and to keep said building in a state of repair that is satisfactory to the Lessors. The intent being that the lessors are to receive as rental eight per cent per annum on their investment, and to be paid as above set forth. The Lessee further agrees to pay for all improvements to said building which are made after the building is completed.

It is further agreed that if the premises or building thereon are so injured or destroyed as to render them unfit for use and occupancy as a store room (said building to be used for said purpose) thereupon this lease may be terminated at the option of either party hereto; that this lease shall not be assigned or the premises sublet without the written consent of the Lessors; that if the rent is not paid within ten days at any time after same shall have become due this lease may be terminated at the option of the Lessors.

It is further agreed that no changes, alterations or improvements are to be made to said building without the written consent of the Lessors and any changes, alterations or improvements made will be at the expense of the Lessee.

Upon the Lessee paying the rent as herein provided and at 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 devised 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 Lessee will quit and surrender said premises in as good condition as when he received the 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)
C.J. Morgan, (Seal)
Jas.H. Morgan, Jr. (Seal)

State of South Carolina,
County of Greenville.

J.A. Bull Grocery Company, Inc.
By J.A. Bull, Pres. (Seal)
President.

Personally comes before me Harry M. Pickett who on oath says that he saw the within named J.A. Bull, J.H. Morgan, C.J. Morgan, Jas.H. Morgan, Jr., and the J.A. Bull Grocery Co. Inc., by its President, J.A. Bull, 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 this the 19th, day of September 1921.

W.B. Boyd
Notary Public for S.C.

Harry M. Pickett.

March 10th, 1922.

The cost of the building which we erected on Main Street to be occupied by the J.A. Bull Grocery Company, amounted to \$15,000.00, as shown below, which according to the lease make the rental \$2,520.00 per annum.

Contract Price	-----	\$13,653.00
Extras,		
Rock in Basement		209.02
Jennings Electric Company (extra wiring)		72.23
L.L. Barr Company (Galv. Iron)		.90
Stair to basement		75.00
Mezzanine floor		192.67
One-half fire doors		90.01
Dentils on cornice		62.50
Pipe railing		30.00
Pipe column		20.00
Radiators		141.40
Elevator shft.		380.34
One-half plumbing		157.20
	-----	15,084.27