

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

This Indenture, made and entered into this the 15th, day of September 1922, by and between Frank Ferguson and J.J. McSwain, hereinafter designated as the Lessors and A.J. Theodore, hereinafter designated as the Lessee, all of the County and State aforesaid, Witnesseth:

That Whereas, We, Frank Ferguson and J.J. McSwain, Lessors, do hereby Lease unto the said Lessee, A.J. Theodore, all that certain store house, and the appurtenances to the same belonging, situate in the County and State aforesaid, in the City of Greenville, on the corner of West Washington and Echols Streets, to hold for the term of three years from the 1st, day of October 1922, said term of lease expiring September 30, 1925.

And the said Lessee contracts and agrees to pay for the rent of said premises the sum of twenty-two and 50/100 (\$22.50) Dollars per month, said rental to be due and payable at the end of each and every month, and said Lessee further agrees to quit and deliver up said premises to the Lessors or their attorneys, peaceably and quietly at the end of the term, in as good condition, reasonable use thereof, fire, and other unavoidable casualties excepted, as they now are, and not to make any waste thereof.

It is expressly agreed, that if there is default in the payment of the rent for any month above stipulated for a period of five days after the same is due, the said Lessors, their attorneys or agents, shall have the right to re-enter and re-possess the said premises, and expel and remove therefrom the said Lessee or any other person occupying the same, and said lease will be deemed terminated at the option of the Lessors.

It is understood and agreed that the said Lessee is not to sub rent or sub lease the said premises or any part of same without the written consent of the Lessors.

And the said Lessee agrees and is to pay said monthly rental to Dr. Frank Ferguson at his office, Greenville, S.C.

In witness whereof, the said parties have hereunto interchangeably set their hands and seals, the day and year first above written.

Signed, sealed and delivered in presence of:

J.G. Leatherwood,
R.N. Ward.

Frank Ferguson, (L.S.)

J.J. McSwain, (L.S.)

Per. Frank Ferguson, (L.S.)

A.J. Theodore.

State of South Carolina,
Greenville County.

Personally appeared before me J.G. Leatherwood, who on oath says: That he saw the within named Frank Ferguson, J.J. McSwain by Frank Ferguson, and A.J. Theodore, sign, seal and as their act and deed deliver the within written lease, and that he with R.N. Ward witnessed the execution thereof. Sworn to and subscribed before me this the 15th, day of September 1922.
R.N. Ward (L.S.)
Notary Public for South Carolina.

J.G. Leatherwood

State of South Carolina,
County of Greenville.

For value received I, A.J. Theodore, do hereby sell, assign and transfer the within Lease to E. Howard, together with all the privileges and terms and on conditions as set out in said lease, subject, however, to any and all rights of the Lessors as are contained in said lease.

The said E. Howard is to have possession of said premises from this date and is to pay all rental from this date on said premises promptly as the same become due and in the manner as set out in said lease.

In witness whereof, I have hereunto set my hand and seal this the 5th, day of December 1922.

Witness:
Maude B. Mitchell,
J.G. Leatherwood.

A.J. Theodore

We consent to the foregoing assignment

Frank Ferguson,
J.J. McSwain
By Frank Ferguson.

Enlarge building for A. Howard - look to him for all expense.

Frank Ferguson.

Recorded December 5th, 1922.

END OF Doc

State of South Carolina,
Greenville County.

For value received I, S.K. Tindal, by H.B. Tindal, Attorney in Fact, do hereby release and relinquish the above described lot of land from the lien of a mortgage given to me by the Poinsett Realty Company on June 25, 1919, in the sum of Fifty-two thousand dollars, said mortgage being recorded in the office of R.M.C. for Greenville County in Book 42, at page 169.

In witness whereof I do hereunto set my hand and seal this the 31, day of October A.D. 1922.

Jas. M. Richardson,

Mrs. S.K. Tindal (L.S.)

H.C. Williams.

By H.B. Tindal,

Attorney in Fact.

State of South Carolina,

Greenville County.

Personally appeared before me H.C. Williams who on oath says that he saw the within named S.K.-Tindal, by H.B. Tindal, Attorney in Fact, sign, seal and as her act and deed deliver the above written release and that he with Jas. M. Richardson witnessed the execution thereof.

Sworn to before me this 31, day of October A.D. 1922.

Jas. M. Richardson (L.S.)

H.C. Williams

Notary Public for S.C.

For the Deed to the above Release, see Deed Book 64, at page 353.

Recorded December 6th, 1922.

END OF Doc.