

will take over the premises leased to the said Smith under the terms of the lease of the said Smith and will fully perform said lease until the end of the term as fully and completely as if he himself had executed the said lease, and in such case he may carry on any business not expressly forbidden in the 4th paragraph hereof.

In order to secure the performance by the lessee herein of all the covenants and agreements on his part herein stipulated to be performed, the lessee agrees as follows:

That the three certain lots of land in Verner Heights conveyed by Charlotte Tripp to the Lessee by deed dated August 27, 1920 and recorded in Book 88, Page 443, R.M.C. Office for Greenville County, and the lot of land on Gordon Street near Greenville, S.C., bond for title for which was made to the Lessee by Julia D. Charles on May 24, 1920, shall stand as security for the faithful performance by the Lessee of all the covenants and agreements in this instrument contained on his part to be performed. He agrees not to mortgage or otherwise encumber, or sell or otherwise dispose of the said premises until the full performance of all of said covenants and agreements and the discharge of same by the expiration of said lease.

Provided, however, and it is agreed between the parties hereto that at any time the said Lessee, John Calogeras, may release and fully discharge the said real estate from the obligation hereinabove set forth by depositing the sum of One thousand (\$1,000.00) Dollars in lawful money in the Savings Department of the Peoples National Bank of Greenville to the joint credit of the Lessors and the Lessee, which deposit shall remain in said bank during the life of this lease as security and guarantee for the faithful performance of all the covenants and agreements on the part of the Lessee hereinabove contained.

It is also agreed that in case the premises Number 220 North Main Street should at any time during the years 1924, 1925 and 1926 pay a larger rent than \$225.00 per month, that in such case one-half the excess shall belong to the Lessors herein, and one-half to the Lessee herein; and if during said period it should at any time pay a lesser rent than \$225.00 per month one-half of such loss shall be borne by the Lessors herein and one-half by the Lessee herein.

Witness our hands and seals in duplicate at Greenville, S.C. the day and year/above written.

In presence of:

Hannah L. Shepherd,
Stephen Nettles.

his
Pete X Manos, (Seal)
mark Lessor
A.K. Manos, (Seal)
Lessor
Geo.P. Manos (Seal)
Lessor

State of South Carolina,
County of Greenville.

John Calogeras (Seal)
Lessee.

Personally appeared before me Stephen Nettles, who on oath says that he saw Pete Manos, A.K.- Manos, George P. Manos and John Calogeras sign, seal and as their act and deed deliver the foregoing deed, and that Hannah L. Shepherd with him was a subscribing witness thereto.

Sworn to before me this 20th, day of September 1923.

Hannah L. Shepherd (Seal)

Stephen Nettles

Notary Public for S.C.

Recorded September 21st, 1923.

End of D