

State of South Carolina,
County of Greenville.

This Indenture made this, 6th, day of September, 1924, by and between J.H. Morgan, C.J.-
Morgan, Jas. H. Morgh, Jr., of the first part and hereinafter designated Lessor and the Payne
Oil Company, of Greenville, S.C., of the second part, hereinafter designated as the Lessee:

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

That the Lessors have hereby let and rented to the Lessees and they have hereby hired and
taken from the Lessors that certain lot of land situate at the Northwest intersection of Main
and College Streets, in the City and County of Greenville, fronting on Main Street approxima-
tely 47' 6" with a depth on College Street of approximately 50', together with a portion of
the building formerly occupied by the J.A. Bull Grocery Company; said portion being next to the
above described property; having a frontage on Main Street of approximately 23' and a depth
of approximately 35' (these being inside measurements) and refer to the first floor alone of
the building formerly occupied by the J.A. Bull Grocery Company; and does not include either
the basement or second floor of said building.

The property fronting on Main Street approximately 47' 6", the depth on College Street of
approximately 50', together with the building thereon, is to be used for a filling Station.
The portion of the building formerly used by the J.A. Bull Grocery Company, as described above,
is to be used for storing tires, tubes, electric bulbs and other automobile accessories, but
no Gasoline or oil is to be stored in the portion of the building formerly occupied by the
J.A. Bull Grocery Company.

To have and to hold said premises unto the Lessee for a term of five (5) years and three
one-half (3-1/2) months, beginning the 15th, day of September 1924, and expiring the last day
of December, 1929. For the use and occupancy of the above described property, the Lessees
agrees to pay, and the Lessors agree to accept, the sum of Three hundred and twenty-five
(\$25.00) Dollars per month, during the life of this lease, to be paid on the last day of
each and every consecutive month during the period aforesaid.

The Lessees agrees to make good all breakage of glass and other damage resulting to said
premises and the building thereon covered by this lease, not due to ordinary wear and tear,
arising from a reasonable use thereof, nor injury by the element.

It is further agreed that if the premises or the buildings thereon are so injured or destroyed,
as to render them unfit for use and occupancy, for the purposes above named, thereupon this
lease may terminate at the option of either party hereto; that this lease shall not be
assigned nor the premises sub-let, without the written consent of the Lessors; that if the
rent is not paid within five (5) days at any time, after same shall have become due, this
lease be terminated at the option of the Lessors.

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 demised, 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, reenter and take possession, and Lessee will quit and surrender
said premises in as good condition as when they received the same.

By mutual consent, lease dated August 29, 1921 and recorded in R.M.C. Office in Volume #61,
Page #247, is hereby cancelled.

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:

W.H. Carlisle
Luther McBee

J.H. Morgan

C.J. Morgan

Jas.H. Morgan, Jr.

Payne Oil Company, Inc.
By W.E. Payne, Pres. & Treas.
Mae Payne, Secty.

State of South Carolina,
County of Greenville.

Personally comes before me Luther McBee who, on oath says that he saw the within named
J.H. Morgan, C.J. Morgan, Jas. H. Morgan, Jr., Payne Oil Company, by W.E. Payne, President
& Treas. and Mae Payne, Secty. 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
8th, day of September, 1924.

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

Luther McBee

Recorded September 9th, 1924.

END OF Doc

State of South Carolina,
County of Greenville.

Agreement between Landlord and Tenant on Farm Lease of five years.

This Agreement made the 2nd. day of August, 1924 by and between J.M. Compton, Tenant of the
first part and Mrs. J.D. Wilson, Landlord of second part, Witnesseth:-

That J.M. Compton, party of first part agrees to go on farm of Mrs.J.D. Wilson by first of
year 1925, and work place for five consecutive years I.E. the years 1925- 1926- 1927- 1928-
1929. The place specified being the old Few Place and including the following lands.

Beginning on Gap Creek Road at corner of Mrs. Lizzie Caldwell's land thence around road by
Chapel on past old Eston Southern place on her land thence to corner sold by Mrs. Wilson at one
time to Louis Hart thence with J.L. Hawkins line to Donnohue old corner thence into road
leading by H.E. Fowlers land thence to corner of Lizzie Caldwell's corner on this road and thence
going with line of Mrs.Caldwell back to beginning.

Party of first part is to keep up buildings as good as when he moves there. Also is to keep up
terraces the best he can by honest work on his part. He agrees not to cut any saw timber unless
given permission to do so and only then to fix buildings on said place, he is not to cut and
sell any wood. There being 3 dwellings on said tract of land, for and in consideration for said
place party of first part doth agree to pay yearly rent to the amount of one (\$100.00) Hundred
Dollars to be paid yearly. He is to do repair work free gratis. Mrs. J.D. Wilson, party of
second part doth agree to fix up house and certain out buildings. The buildings specified
verbally, she furnish everything but labor.

So they will not leak and this to be done before party of first part moves into Old Few
dwelling also further agrees to let J.M. Compton clear back around edge of field as he sees
fit especially the neck of woods around where R.G. Mills now resides, also agrees to
boundary and rental as already mentioned by party of first part. Party of first part agrees to
sow part of land yearly in some kinds of grains, and it is further agreed that the place
where Louis Hart bought is to be but a part from Few tract and to go with Eston Southern Place
a total of about 4 acres Few Tract being between boundary of roads.

In witness whereof we have hereunto set our hands and seals the day and year first above
written.

W.K. Golightly
Grady Moon Witnesses.

J.M. Compton (Seal)
Jane D. Wilson (Seal)

State of South Carolina,
County of Greenville.

Personally appeared before me W.K. Golightly and made oath that he saw the within named
J.M. Compton and Jane D. Wilson sign, seal and as their act and deed deliver the within
instrument for the uses and purposes herein stated, and that he with Grady Moon witnessed the
execution thereof.

Sworn to before me this 8th,
day of September, A.D. 1924.

Grady Moon (L.S.)
Notary Public for S.C.

W.K. Golightly

Recorded September 13th, 1924.

END OF Doc