

State of South Carolina,  
County of Greenville.

Know all men by these presents that I, James L. Brown, of Greenville, S.C., in consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations to me cash in hand paid, the receipt of which is hereby acknowledged, have granted, bargained, sold and assigned and by these presents do hereby grant, bargain, sell and assign to the Farmers Loan and Trust Company, a corporation of Greenville, S.C., that certain contract of sale given by D.P.-Montgomery to James L. Brown on August 25th, 1923, which agreement covers Lot Number Six (6) according to plat recorded in Plat Book E, at page 37-38 in R.M.C. Office, said lot having a frontage of sixty-four (64) feet on East Avenue, in the City of Greenville, S.C. The Agreement is recorded in the office of the R.M.C. for Greenville County, S.C. To have and to hold unto the said Farmers Loan and Trust Company, its successors and assigns forever all said property and all rights under the contract above referred to. Witness my hand and seal this 3rd, day of January A.D. 1925.

Signed, sealed and delivered

in the presence of:

J.B. Ricketts

James L. Brown (Seal)

P.C. Poag.

State of South Carolina,  
County of Greenville.

Personally appeared before me J.B. Ricketts and made oath that he saw the within named James L. Brown sign, seal and as his act and deed deliver the within written instrument and that he with P.C. Poag witnessed the execution and delivery of the same.

Sworn to and subscribed before me this

3rd, day of January, A.D. 1925.

J.B. Ricketts

P.C. Poag (Seal)

Notary Public for South Carolina.

"See Deed Book 103, on page 62 in connection to this Assignment")

Recorded Feb. 25th, 1925.

State of South Carolina,  
County of Greenville.

I, B.A. Bennett, lessor, in consideration of the rental hereinafter mentioned, have granted, bargained and released and by these presents do grant, bargain and release unto H. Berlin, lessee, for the following use, viz:- Mercantile Business - the store-room being the first or ground floor of that two story brick building on the East side of Trade Street in the City of Greer, State and County aforesaid, formerly known as the Reese Building and adjoining the Building of Mandenhall & James, for the term of two years - beginning February 1, 1925 and ending February 1, 1927, and the said lessee in consideration of the use of the said premises for the said term, promises to pay the said lessor the sum of Seventy-five Dollars (\$75.00) per month, payable on the first of each month. Privilege of an extension of this lease for three years more, to February 1, 1930 is hereby granted by the said lessor at a monthly rental of eighty-three 34/100 Dollars (\$83.34), which the said lessee promises to pay for the use of said premises, and the said lessee further promises to notify the said lessor by November 1, 1926 of the acceptance or rejection of this extension privilege.

Use of the premises for any business other than herein called for shall cancel this lease if the lessor so desires. If the business is discontinued or the premises vacated before the expiration of the lease then the whole of the unexpired time becomes immediately due and payable.

The lessee agrees to use only City of Greer lights and water. To Have and to Hold said premises unto the said lessee his executors or administrators for the said term.

The destruction of the premises by fire or making it unfit for occupancy or other casualty, or three months arrears of rent, shall terminate this lease, if the lessor so desires.

The lessor not to pay any damages from leaks should any occur, but agrees to keep the building in condition suitable for occupancy. The lessee agrees to make good all breakage of glass and all other injuries to the premises during the term, except such as are produced by natural decay and agrees to make no repairs, improvements or alterations in the premises without the written consent of the lessor, nor sub-rent without the lessor's written consent.

Witness our hands and seals this January 9, 1925.

Witnesses:

B.A. Bennett (Seal)

A.H. Miller

H. Berlin (Seal)

W.B. Smith

State of South Carolina,  
County of Greenville.

Personally appeared before me A.H. Miller, who being sworn says that he was present and saw the within named B.A. Bennett and H. Berlin, sign, seal and as their act and deed execute the within lease, and that he with W.B. Smith witnessed the execution thereof.

Sworn to before me this 27th,

day of February, 1925.

A.H. Miller

James R. Bates (Seal)

Not. Pub. S.C.

Recorded February 27th, 1925.

END OF DOC

END OF DOC