

State of South Carolina,  
County of Greenville.

Know all men by these presents that I, J.W. Berry of the County and State aforesaid in consideration of the sum of One hundred and twenty dollars, payable twelve dollars per month on the first of each month hereafter for a period of twelve months, to be paid me by L.R. Penfiled, have leased and by these presents do hereby lease unto the said L.R. Penfiled for the term of one year the following described property: All that tract of land lying, being and situate in the County and State aforesaid in Paris Mountain Township, containing 17.1 acres, more or less, being the same land conveyed to me by S.R. Cooper by deed dated Oct. 10, 1918, said deed being recorded in the office of R.M.C. for Greenville County in Deed Book 44, at page 253, reference is hereby craved to said deed for a fuller and more accurate description to have and to hold, all and singular the aforesaid premises unto the said L.R. Penfiled, his administrators, executors or assigns for the period of one year from date.

And I do hereby bind myself, my heirs, administrators, executors to defend all and singular the aforesaid premises for the aforesaid time unto the said L.R. Penfiled, his executors, administrators or assigns against me, my heirs, executors administrators and all other persons laying any lawful claim thereto.

As a part of the consideration for the foregoing premises and further in consideration of the sum of one dollar to me in hand paid by the said L.R. Penfiled (the receipt whereof is hereby acknowledged) I the said J.W. Berry give unto the said L.R. Penfiled, his heirs or assigns the option or privilege of purchasing the foregoing premises at any time within one year upon the payment of a purchase price of \$1200.00 payable fifty dollars per month.

At any time during the existence of this option, should the said L.R. Penfiled elect to exercise his right of purchase hereunder, the amount of rent paid on the foregoing lease shall be applied to the aforesaid purchase price as a credit. Should the said L.R. Penfiled not elect to exercise the option of purchase I hereby agree to allow and permit the said L.R. Penfiled to remove all buildings and improvements made upon the aforesaid premises and I further agree to pay unto the said L.R. Penfiled the cost of removing same and should the said L.R. Penfiled be evicted from the aforesaid premises during the time that he is lessor thereof and before exercising his option of purchase I further agree to compensate and pay the said L.R. Penfiled for all buildings and improvements put upon the aforesaid premises.

During the existence of the aforesaid privilege or option the same is to be binding upon my heirs, executors, and administrators, together with all the other foregoing obligations that I have incurred.

Witness my hand and seal at Greenville, S.C., this 2nd, day of March, 1925.

Signed, sealed and delivered  
in the presence of:  
W.B. McGowan  
H.C. Williams.

J.W. Berry (Seal)

State of South Carolina,  
County of Greenville.

Personally before me appeared H.C. Williams who on oath says, that he saw the aforesaid J.W. Berry sign, seal and his act deliver the foregoing lease and option and that he with W.B. McGowan witnessed the execution thereof.

Sworn to before me this 2, day March, 1925.  
W.B. McGowan (Seal)  
N.P. S.C.

H.C. Williams

Recorded March 3rd, 1925.

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