

State of South Carolina
County of Greenville

Contract.

This contract made and entered into by and between T. E. Christenberry, Walter L. Miller and J. Ben Watkins as Forfeited Land Commission, hereinafter called lessor, and T. E. Coker hereinafter called Lessee.

Witnesseth:

The lessor in consideration of the rental hereinafter mentioned, does hereby grant, bargain and release to the lessee for the year 1931, beginning upon the execution upon the execution of this instrument, and ending December 31, 1931, the following described real estate,

All that certain parcel and tract of land, situate, lying and being in Greenville County, South Carolina, Oaklawn Township, and bounded by lands of T. E. Coker, Saipes, Ross and containing 166 acres, more or less, and known as the G. B. Austin tract."

For agricultural purposes only, provided however, that no wood or timber is to be cut by the lessee or suffered by others by him. In consideration of the foregoing lease, the lessee agreed to pay the sum of One Hundred and Twenty (\$120.00) Dollars for the use of the said premises on or by November 15, 1931, for which it is understood that the statutory lien on all crops raised upon the said premises shall apply to secure the payment of the same; that all crops grown upon said premises to be removed on or before December 31, 1931, and possession of said premises surrendered; to have and to hold unto the said lessee his executors, administrators and heirs for and during the said term.

In witness whereof the lessor do hereby bind themselves, their successors in office, and the lessee, binds himself, his heirs, executors and administrators forever by these presents.

Witness our hands and seals this 11th day of March 1931.

Signes, sealed and delivered in the presence of/
J. Wilbur Hicks.
Verna S. Fisher.

T.E. Christenberry, (SEAL)
Walter L. Miller (SEAL)
J. Ben Watkins. (SEAL)
Lessor.

State of South Carolina
County of Greenville.

T. E. Coker. (SEAL)
Lessee

Personally appeared before me J. Wilbur Hicks, and made oath that he saw the within named T. E. Christenberry, Walter L. Miller and J. Ben Watkins as Forfeited Land Commission, and T. E. Coker, sign seal and as their act and deed, deliver the within written instrument for the uses and purposes therein mentioned, and that he with Verna S. Fisher, witnessed the execution thereof.

Sworn to and subscribed before me this 11, day of March 1931

J. Wilbur Hicks.

Lucyle S. Dargan (L.S.)
Notary Public for S. C.

S. C. Stamps \$0.08

Recorded this the 11th day of March 1931 at 5:05 P. M.

State of South Carolina,
County of Greenville.

Agreement.

Whereas, Mrs. Queen McDowell departed this life on the 25th day of November 1930, testate, and leaving as her sole heirs, at law and beneficiaries, her four daughters, Lula McDowell, Mary McDowell, Ilene McDowell, McCarter, and Willie McDowell Peden; and

Whereas, under and by the terms of her will she left her home place, a house and lot in the town of Fountain Inn, in the State and County aforesaid to her single daughters Lula McDowell and Mary McDowell for and during the term of their respective lives, or so long as they may remain unmarried, and to the survivor during life or spinsterhood, and at the death and or marriage of said Lula McDowell and Mary McDowell, or death of one and marriage of the other, the said lot to be sold by her executrix and the proceeds divided equally among her surviving children; and

Whereas, in the opinion of the said Lula McDowell, Mary McDowell, Ilene McDowell McCarter and Willie McDowell Peden the said Mrs. Queen McDowell in her said will did not intend to restrict the remainders in said house and lot to the surviving children but intended that the child or children of any deceased child should take the share it or its parent would have taken if living.

Now, known all men by these presents, that we Lula McDowell, Mary McDowell, Ilene McDowell McCarter and Willie McDowell Peden as sole beneficiaries under and by the terms of the will of our beloved mother, the said Mrs. Queen McDowell, desiring to carry out what we believe to have been the intent of our said mother and for and in consideration of our love and affection one for another and upon the further consideration of the covenants and agreements herein of each to the other, do hereby covenant and agree that upon the falling in of the life estate on the conditions as set out in said will, the executrix or her successor shall sell said house and lot and divide the proceeds among the children of said Mrs. Queen McDowell, the child or children of any deceased child to take the share it or its parent would take if living.

It is further agreed that five (5) copies of this agreement be and the same are hereby signed each of which is an original, one copy to be recorded in the office of the Register of Mesne Conveyances in and for the State and County aforesaid, after which it shall be filed with the will of said Mrs. Queen McDowell, in the office of the Judge of probate in and for Greenville County, South Carolina and one copy to be delivered to each of the undersigned children of said Mrs. Queen McDowell.

Given under our hands and seals this the 14 day of March, 1931.

Signed, sealed and delivered
in the presence of:
Bessie M. Ward.
R. N. Ward.

Lula McDowell (SEAL)
Ilene McDowell McCarter (SEAL)
Mary E. McDowell (SEAL)
Willie McDowell Peden (SEAL)

State of South Carolina
County of Greenville.

Personally appeared before me Bessie M. Ward, and made oath that she saw the within named Lula McDowell, Mary McDowell, Ilene McDowell McCarter and Willie McDowell Peden, sign, seal and as their act and deed deliver the within written agreement, and that she with R. N. Ward, witnessed the execution thereof.

Sworn to before me this 14 day of March 1931

Bessie M. Ward.

R. N. Ward (L.S.)
Notary Public for S. C.

Agreement recorded this the 14th day of March 1931 at 10:20 A. M.