

State of South Carolina,  
County of Greenville.

Josephine C. Newell, lessor, in consideration of the rental hereinafter mentioned, has granted, bargained and leased, and by these presents does grant, bargain, and lease unto John A. Carson, lessee, for the following use, viz; Dairying and agricultural purposes, the farm located in the State and County aforesaid, known as the Willimon farm, consisting of one hundred thirty three and 17/100 (133.17) acres, more or less, and being the same property conveyed to the lessor by C. P. Willimon, February 1932, for the term commencing October 1, 1932 and ending December 31, 1933, together with twenty seven (27) head of milk cows, one Jersey bull, two (2) mules, and all dairy and agricultural equipment, machinery, and tools, including one (1) Chevrolet truck, and the said lessee in consideration of the use of said premises for the said term, promises to pay to the lessor the sum of One and 50/100 (\$1.50) dollars per day, payable daily, from October 1, 1932 to December 31, 1932, both inclusive, and Two and 50/100 (\$2.50) dollars per day, payable daily, from January 1, 1933 to December 31, 1933, both inclusive, And as additional consideration the lessee agrees to keep, feed and care for at his expense seventeen (17) heifers and heifer calves, now included in lessor's herd, and also all increase from said herd, any heifers becoming milkers to be used by lessee in his said dairy business. The lessee hereby agrees to take the farm and buildings, Dairy herd, other stock, dairying equipment, farm implements, etc., thereon just as it stands and the lessee shall only require of the lessor the use of the premises, stock, equipment, etc., for the business mentioned and no other. The lessor is required to make no repairs on buildings, to increase or replenish, the dairy herd, dairy equipment, stock, farm implements, etc., and the lessee agrees to keep said dairy herd, and other stock, including mules, in good condition, feeding and caring for said dairy herd, stock and mules as they ought to be fed and cared for in view of the purposes for which intended, and to keep the terraces on the farm in good shape and not use or permit it to be used in a way that will be detrimental to the same.

To Have and to Hold the said premises, dairy herd, equipment, farm stock, machinery, implements, etc. unto the said lessee, John A. Carson, his executors or administrators for the said term.

It is agreed by the parties hereto that thirty (30) days arrears in rent shall terminate this lease if the lessor so desires. The lessee agrees to make good all breakage of glass, dairy bottles, and all other injuries done to the premises, dairy equipment, etc. during the term, except such as are produced by natural wear and decay, but is not to be responsible for death of stock from natural causes, and causes beyond the control of lessee, and agrees to make no improvements or alterations in the premises except as herein provided, without the written consent of the lessor, nor to sub-rent without the lessors written consent.

It is agreed that the lessee may increase the dairy herd and equipment, farm stock, machinery and implements at his own expense, and keep such other stock of any kind on said leased premises as he may desire. And said lessee shall have the privilege of disposing of all increase not profitable to retain for purpose of replenishing the dairy herd.

It is also agreed that in the event this lease should be terminated prior to December 31, 1933, as herein provided for, all growing crops, feed stuff, other property of lessee, etc. on the premises shall be turned over to the lessor and be used by her to satisfy any balance due on the rent as hereinprovided for.

The lessee hereby acknowledges having a duplicate of this lease.

Witness our hands and seals the 8th day of November, 1932.

Witness: Etta R. Sanders  
R. H. Ward.

J. A. Carson (SEAL)  
Josephine Carson Newell (SEAL)  
By: S. S. Newell, Agt.