

State of South Carolina,
County of Greenville.

This agreement between J. M. Bradley, the lessor, and Carl Tate, the lessee,
witnesseth:

That the lessor agrees to lease to the Lessee the tract of land situate in said County, containing 47.7 acres, more or less, in O'Neal Township, on Travelers Rest Road, bounded by lands of I. N. Morgan, E. C. Jeter, Joe Alewine, A. Bradley, Holton Gilreath, said land being leased for agricultural purposes. 4 $\frac{3}{4}$ acres out of a 52.45 acre tract which was leased last year to the lessee is not included in this lease, the said 4 $\frac{3}{4}$ acres being just across the road in front of the house which is located on the aforesaid property.

The lessee is to hold the land from November 15, 1936, to December 1, 1937.

The lessee agrees to pay to the Lessor, as rent for the same two (\$2.00) Dollars a week, plus a final payment of fifty (\$50.00) Dollars on November 1, 1937. The first payment of two (\$2.00) dollars is to be made on the first Saturday following November 15, 1936, and the lessee is to pay two (\$2.00) Dollars on every succeeding Saturday thereafter during the term of this lease, besides the final fifty (\$50.00) dollar payment.

It is expressly agreed that if there is default in the payment of the rent above stipulated for, the said lessor or his agent shall have the right to re-enter and re-possess the said premises and to expel and remove therefrom the said lessee, or any other person occupying the same.

And it is further agreed that should the said lessee assign, transfer, sell, remove or in any manner dispose of the goods and chattels within the above leased premises, then the entire amount of rent that would accrue for the term of this lease shall be considered as due and payable, and the lessor shall be vested with the same rights as though the entire leased term had expired.

It is agreed to secure payment of said rent the lessor shall have an agricultural lien on the crop produced on said farm during the year and a lien upon the personalty belonging to lessee on the premises.

The lessee agrees to take good care of the premises and to deliver possession of same at expiration of lease without further notice, and to use only refused or dead timber for domestic purposes. This agreement to bind the parties, their heirs, executors, and administrators.

Lessee further states that he is the owner of all the property on the premises, and that which he is to move to said premises when he signs this lease and that none of said property is mortgaged or under lien of any kind.

Lessee agrees not to sub-rent any or all of place and that for him to do so will terminate said lease and render entire amount due thereunder due and payable at once.

It is understood and agreed that the lessor is to have the right to enter upon the aforesaid premises at any time during the term of this lease for the purpose of cutting and removing all or any part of the timber therefrom. The lessee is to cut and use only so much wood as is necessary for household purposes.

Witness our hands and seals this 2nd day of November, 1936.

J. A. Henry
Kathleen J. Hancock

Carl Tate
J. M. Bradley

State of S. C.
County of Greenville.

Personally appeared before me J. A. Henry, who on oath says that he saw the above named Carl Tate and J. M. Bradley sign, and execute the above lease for the uses and purposes therein set forth.

Sworn to before me this 2nd day of
November, 1936.

J. A. Henry

Kathleen J. Hancock L. S.
N. P. S. C.

S. C. Stamps \$0.08

Recorded this the 11th day of November, 1936, at 2:45 P. M.