

State of South Carolina,
County of Greenville.

Timesaver Blank No. 54
Lease of Farm

This indenture, made this 10 day of October, A. D. 1938 between Frank F. Stokes of Chesterfield Co. hereinafter called the lessor, which expression shall include his, her, their or its successors, heirs and assigns where the context so requires or admits, of the one part; and E. A. Knight of Greenville Co. hereinafter called the lessee, which expression shall include his, her their or its successors, executors, administrators or assigns where the context so requires or admits, of the other part:

Witnesses and Shows:

The lessor hereby leases and demises unto the said lessee all that farm and lands in Dunklin township, in the County of Greenville and State of South Carolina, known as the Frank F. Stokes place or farm, and bounded and described as follows, to-wit:

Lands of G. Hart, E. A. Knight and J. W. Page on west, South E. A. Knight, East by other lands of E. A. Knight and Augusta Road.

excepting and reserving, however, out of this demise all timber and other trees, and the right to enter and cut and remove the same.

To have and to hold the said premises, except as hereinbefore and hereinafter stated, unto the lessee, for the term of one year years from the date of these presents, to-wit:

From the 1st day of Jan. A. D. 1939, to the 31st day of December, A. D. 1939, yielding and paying therefor during the said term, the _____ rent of Twenty four hundred pounds good middling cotton, clear of all deductions, in manner and at time as follows:

On or before October 15 1939 at some nearby market.

And the lessee hereby covenants with the lessor that the lessee will pay the rent, in all respects as hereinbefore stipulated and agreed, without defalcation or any delay; that the lessee will keep the said farm-house and buildings, and all things in and about the same, and all fences, ditches, drains, watercourses, gates, fixtures, and things upon or about the said farm and lands, in good condition and complete repair, and without any alteration, except such as the lessor shall approve of in writing; and shall cultivate, fertilize, manure and manage the said farm and lands in a fair and proper manner, according to the most approved course of husbandry; that he will, at the expiration, or sooner determination of the said term, yield up the said premises in such good condition and repair, and in fair and proper order, as aforesaid, unto the lessor; and that the lessor, and his agents, surveyors, and workmen, may at all reasonable times during the said term enter upon the said premises to inspect the same, and to cut and remove timber and other trees; lessee will not assign or underlet the said premises, or any part thereof, without the consent in writing of the lessor: Provided always, that on any breach of any of the covenants by the lessee herein contained, the lessor may re-enter upon the said premises, and immediately thereupon the said term shall absolutely determine. And the lessor doth hereby covenant with the lessee that the lessee, performing and observing all the covenants by the lessee herein contained, may quietly hold and enjoy the said premises during the said term, without any interruption by the lessor, or any person claiming through him.

In witness whereof the said lessor and the said lessee have hereunto set their Hands and Seals, in duplicate, on the date first hereinbefore set forth in this Indenture.

Signed, sealed and delivered in the presence of:

Julia M. Pegues

D. L. Freeman

F. F. Stokes (L. S.)

Witnesses as to E. A. Knight

Ollie Farnsworth

E. A. Knight (L. S.)

Evelyn Goddard

The State of South Carolina,
County of Chesterfield

Personally appeared before me, Miss Julia M. Pegues and made oath that she saw the within named F. F. Stokes and _____ sign, seal and as their act and deed deliver the within written Lease; and that she with D. L. Freeman witnessed the execution thereof.

Sworn to before me this 14th day of October, A. D. 1938

D. L. Freeman (L. S.)

Julia M. Pegues

Notary Public for South Carolina.

State of South Carolina,
County of Greenville.



Personally appeared before me Evelyn Goddard and made oath that she saw the within named E. A. Knight, sign, seal and as his her their act and deed, deliver the within instrument, and that she with Ollie Farnsworth, witnessed the execution thereof.

Sworn to before me, this 31 day of Oct, A. D. 1938

Ollie Farnsworth (SEAL)

Evelyn Goddard.

Notary Public, S. C.

S. C. Stamps \$0.16

Recorded this the 31st day of October, 1938 at 2:45 P. M. #12352