

To Have and To Hold, the said premises unto the said A. J. Marrogihnes, his Executors Administrators and Assigns, for the full term of Five (5) years commencing on the 1st day of May 1901, and ending on the 1st day of May 1906, yielding and paying at the rate of Four Hundred and Eighty Dollars per annum, payable monthly in advance to wit: \$40.00 per month.

And the said Lessee, for and in consideration of the above letters premises, doth covenant and agree to pay to the said Lessor, the above stipulated rent, in the manner herein required.

And, it is further agreed, that unless one month's notice, in writing, be given previous to the expiration of the period herein specified by the Lessor to the Lessee, of his desire to have possession of the premises, or to change the conditions of the Lease, after such expiration, or the like notice be given by the Lessee to the Lessor, of his intention to vacate the premises after such expiration, then it is hereby agreed that this Lease will be considered as extending and binding in all its provisions for one year after such expiration, and so to continue from year to year, until such notice be given by either party previous to the expiration of such extended term.

But the destruction of the premises by fire, or by any other casualty, shall terminate this agreement. And it is mutually understood that the Lessee shall make no repairs at the expense of the Lessor, and any alterations or improvements desired by the Lessee at his own cost must be done under the written sanction of the Lessor and all such alterations or improvements shall be surrendered to the Lessor on the Lessee's removal. The Lessee shall make good all breakage of glass, and all other injuries done to the premises during his tenancy excepting such as are produced by natural decay and unavoidable accidents.

And, it is further stipulated and understood, by the parties to these presents, that if one month's rent shall at any time be in arrear and unpaid the Lessor shall have the right to annul and terminate this Lease and it shall be lawful for him to re-enter and forthwith re-possess all and singular the above granted, and leased, premises.

It is further agreed that the Lessee is to pay all water rents and for all damage done to water pipes by freezing or otherwise except by natural decay.

In Witness Whereof, the parties do hereunto set their Hands and Seals this 1st day of April A. D. 1901.

signed, sealed and Delivered in the Presence of } A. J. Marrogihnes (seal)
J. W. Cox } J. W. Cagle (seal)
J. R. Rutledge }
W. B. Lawson } As to
J. B. Kilgore } J. W. Cagle.

The State of South Carolina }
County of Spartanburg }

Personally appeared before me W. B. Lawson and made oath that he saw the within named J. W. Cagle sign, seal and as his act and deed, deliver the within written deed and witnessed the execution thereof.

Sworn to before me this third day of April A. D. 1901. } W. B. Lawson
J. B. Kilgore (seal) }
Notary Public for S.C.)

Personally appeared before me J. W. Cox and made oath that he saw the within named A. J. Marrogihnes sign, seal and as his act and deed, deliver the within written deed, and witnessed the execution thereof.

Sworn to before me this 1st day of April A. D. 1901. } J. W. Cox
J. R. Rutledge (seal) }
Notary Public } J. W. Cagle

Recorded for 117th April 1901.