

FORK SHOALS COTTON MILL

TO

SECURITY WAREHOUSING COMPANY. OF NEW YORK.

SECURITY WAREHOUSING COMPANY LEASE NO. 12.

THIS AGREEMENT, Made this twentieth day of January in the year of our Lord one thousand and nine hundred and three (1903) BETWEEN Fork Shoals Cotton Mill, A corporation duly organized and existing under the Laws of the State of South Carolina of Fork Shoals, County of Greenville, and State of South Carolina party of the first part, and SECURITY WAREHOUSING COMPANY, a corporation organized and existing under the Laws of the State of New York, party of the second part.

WITNESSETH:- That the said party of the first part, for and in consideration of the covenants and agreements hereinafter mentioned and contained, to be kept and performed by the said party of the second part, its successors and assigns, hereby does demise, lease and let unto the said party of the second part the following described premises, situated in the town of Fork Shoals County of Greenville and State of South Carolina to wit: All that frame warehouse building known as warehouse No.1 being 30 x 70 feet and situated about 80 feet North of the Mill building. Also that portion of their mill building known as the "wing of the mill" and known as warehouse No.2, being two stories high and being 50 x 64 feet situated immediately adjacent and attached to and West of the North end of the main Mill building. Also all that frame and brick warehouse building known as warehouse No.3 being 80 x 56 feet having two compartments known as compartments No.1 and No.2, each being 40 x 56 feet, situated about 200 feet South West of the boiler room of their main mill building. for and during the term of three years from and after the date of this Agreement, (and so long hereafter as property remains thereon for which receipts of said Warehousing Company have been issued, and are in force and effect), and until duly released of record, for a yearly rental of One Dollar and other good and valuable considerations, the receipt of which is hereby acknowledged by party of the first part.

This lease is made upon the express conditions following, to wit:

First. That the said leased premises shall be used and occupied exclusively for the storage of Personal Property, and for the transaction of such other business as may be connected therewith, or incident thereto, in pursuit of any rights claimed in performance of duties of said Warehousing Company as Warehousemen.

Second. That the said second party will not receive upon premises above described any property for purposes of storage, after the notice in writing has been received by said Warehousing Company, from said first party, that termination of this lease is desired.

Third. Said party of the second part, its agent or agents shall, for the purpose of inspection or removal of any property which may be located in premises herein leased, be permitted easy and convenient passage at any and all times, through any part of the abutting premises that is or may hereafter be occupied or controlled by said party of the first part.

Fourth. Said party of the second part shall, for the convenient moving of property, to or from the above described premises, have free from cost of operation the use of elevators, tracks, cars, scales, scale house and any other fixtures or appliances

that party of first part now has or may acquire during term of this lease, and shall be privileged to place any marks, signs or other evidences of possession, which it may deem necessary or desirable.

Fifth. It is understood and agreed to by and between the parties hereto that the "moving of property" shall include the complete delivery of same on cars, wagons, or other means of transfer should party of the second part so elect.

IN WITNESS WHEREOF, the parties to these presents have hereunto set their hands and seals the day and the year first above written.

Two Witnesses W.T. Grant.
R.E. Scott.

Attest R.E. Scott.
(SEAL).

FORK SHOALS COTTON MILL (SEAL).

By W.P. Hebbitt (SEAL).
Pr. & Tr.

SECURITY WAREHOUSING COMPANY (SEAL)

By Alex. Greig (SEAL).
President.

Attest. G.J. Guthrie Nicholson (SEAL).
Secretary.

STATE OF SOUTH CAROLINA.

COUNTY OF GREENVILLE.

PERSONALLY CAME BEFORE ME W.T. Grant who being sworn says he was present and saw the within named W.P. Hebbitt sign, seal and as his act and deed deliver the within written instrument, and that he with R.E. Scott witnessed the execution thereof.

Sworn to before me, 28th. January 1903.

W.T. Grant.

W.A. Ross (SEAL).
Notary Public.

Recorded February 4th. 1903.

J.W. Kendrick and others as Trustees &c.

to

I.S. Epps.

STATE OF SOUTH CAROLINA.

Whereas The Board of Trustees of Jackson Grove Methodist Church having bargained to sell to I.S. Epps the land hereinafter described, belonging to said Church and the question of sale having duly come before the Quarterly Conference of said Church and by which said sale was duly confirmed and the trustees of said Church were authorized and directed to make titles to said property to said I.S. Epps and to receive the purchase money for same and hold the same for the Church subject to the further order of the Conference and The Trustees of said Church being fully authorized in every particular to make this deed under and by The laws of said Church.

NOW KNOWN ALL MEN BY THESE PRESENTS, That we, J.W. Kendrick, T.J. Goodlett, B.F. Goodlett, C.I. Gilreath, H.J. Gilreath, A.D. Gilreath and J.W. Walker, The trustees of the said Jackson Grove Methodist Church in the State aforesaid for and in consideration of the sum of Eleven Hundred Dollars, to us in hand paid at and before the sealing of these presents by I.S. Epps of said County and State (the receipt whereof is hereby acknowledged) have granted, bargained, sold, released, and by these presents do grant bargain, sell and release unto the said I.S. Epps all that certain tract of land situate, lying and being in Greenville County and State aforesaid, on both sides of the Buncombe Road, and on the branches of Enoree and South Tyger Rivers and known as lot No. 2 of the estate of Sarah Ingram, deceased, and containing seventy-five (75)

For attention regarding the same and under minute etc. and, See "M.M.M." Page 609