

that they are seized of the said premises in fee and are seized and possessed of all the mineral rights thereof and have the right to make the conveyances above mentioned and that they will warrant and defend the same unto the said party of the second part, his heirs, executors, administrators and assigns, against the claims and entry of all persons whatsoever.

IN WITNESS WHEREOF, the parties hereto have hereunto interchangeably set their hands and affixed their seals, the day and year first above written.

Signed, sealed and delivered in the presence of:

D.M. Adams, (Seal)

M.A. Adams, (Seal)

J.A. Alexander, (Seal)

State of South Carolina.

County of Greenville.

I, W.H. Willimon Magistrate do hereby certify that D.M. Adams and M.A. Adams his wife personally appeared before me this day and acknowledged the due execution of the foregoing lease and agreement and the said M.A. Adams wife of the said D.M. Adams being by me privately examined separate and apart from her husband touching her voluntary execution of the same doth state that she signed the same freely and voluntarily without fear or compulsion of her said husband or any other person and that she doth still voluntarily assent thereto. Let the same with this Certificate be registered.

Witness my hand and official)

seal this 26th day of Oct. 1904.)

W.H. Willimon, (L.S.) Magistrate.

Recorded for November 12th, 1904.

Miss S.J. Locke,

to  
J.A. Alexander,

THIS INDEBTURE, made this 1 day of Nov. 1904, by and between Miss S.J. Locke of Simpsonville Post office, Greenville County, State of South Carolina, party of the first part, and J.A. Alexander of Greenville, Greenville County, State of --- party of the second part,

WITNESSETH, That the said party of the first part, for and in consideration of the sum of One no/100 dollar, to her in hand paid by the said party of the second part, receipt of which is hereby acknowledged, and for and in consideration further of the rents, covenants and agreements hereinafter mentioned, on the part and behalf of the said party of the second part, his heirs, executors, administrators and assigns, to be paid, kept and performed, do grant and convey to the said party of the second part, his heirs, executors, administrators and assigns, for the term of ten years from the 1 day of Nov, 1904, all the mineral and mining rights to, in and upon the lands hereinafter described, including the right of ingress, egress and regress for himself, his heirs and assigns and his or their agents and servants, together with his or their tools, wagons, horses, machinery and all things else which he or they may require for mining operations on the said lands or for the purpose of digging, mining, purifying, concentrating, converting and removing any and all mineral substances in, upon or under the said lands, and the full and exclusive right to carry on any and all of the aforesaid operations on said lands; also the free use of all water, the right to make ditches, dams and reservoirs, and to lay water pipes or conduits, to construct erecs, and maintain upon the said lands or to remove from the same such shops, buildings

machinery and appurtenances as may be necessary or desirable in the prosecution of said work, or of preparing for the market by mechanical or chemical processes or otherwise any of the mineral products found on the said lands or elsewhere and the right so to prepare on said lands the mineral products aforesaid; also the free use of, and the right to construct such roads as he or they may find desirable upon or across said lands and the free and undisturbed control of so much of the said lands as may be necessary for the proper conduct of the operation aforesaid. And the party of the first part for herself, her heirs, executors, administrators and assigns, hereby release the said party of the second part, his heirs, executors, administrators and assigns, from all claims for damage to the said lands caused by any of the operations aforesaid. The party of first part agrees to allow party of the second part the right to use such timber as may be needed for the construction of such dams as may be needed for washing such minerals as may be found on said lands.

And, the said party of the second part, in consideration of the rights herein granted and of the sum of One Dollar to him in hand paid by the said party of the first part, receipt of which is hereby acknowledged, hereby agrees for himself, his heirs, executors, administrators and assigns, to pay or cause to be paid, --- as compensation for the rights herein granted by the said party of the first part, a royalty at the rate of fifteen dollars per ton of 2000 lbs. for all pure monazite removed from said lands, said royalty to be paid to Miss S.J. Locke.

It is further agreed, for the consideration aforesaid, that if mining operations are not begun on said lands within Six months from the date hereof, or if they are suspended for more than Six months, then these presents and everything contained herein shall cease and be forever null and void.

Said lands are described as follows: Lying and being in Fairview Township Greenville County, State of South Carolina, adjoining lands of Mrs I.C. Alverson, J.W. Cox, Pleas Green and others, containing one hundred and one acres more or less.

And the party of the first part, for the consideration aforesaid, hereby covenant that she is seized of the said premises in fee and are seized and possessed of all the mineral rights thereof and have the right to make the conveyances above mentioned and that they will warrant and defend the same unto the said party of the second part, his heirs executors, administrators and assigns, against the claims and entry of all persons whatsoever.

IN WITNESS WHEREOF, the parties hereto have hereunto interchangeably set their hands and affixed their seals, the day and year first above written.

Signed, sealed and delivered in presence of:

S.J. Locke, (Seal)

J.A. Alexander, (Seal)

State of South Carolina,

County of Greenville.

The execution of the foregoing instrument was this day acknowledged before me by S.J. Locke the grantor for the purpose therein expressed, Let the same with this certificate be registered, this the 1st day of Nov. 1904.

W.H. Willimon,

Magistrate.

Recorded for November 12th, 1904.