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joists, this second floor is to have a harness room about 13 by 20 ft. and fitted up for the purpose of hanging harness, a feed room 10 by 13 ft. is to be placed, and a hay loft is to be constructed on this second floor about twenty feet from the back, partition running to top, and windows to be cut so as to give light. The said lessor hereby covenants that she will expend about Fifteen Hundred dollars in repairing and altering the said building, and that same will be completed and ready for said lessee on August 14, 1909, when this lease takes effect. The said lessor further covenants that she will during said term keep and maintain the said premises and all fixtures and additions thereto in good and substantial repair and condition, And also in case the said premises shall at any time during the said term be injured by an accidental fire, the said lessor shall and will forthwith, as soon as conveniently may be thereafter, proceed to rebuild and repair and put the same in as good condition as the said premises were in before such fire, and in the meantime, and until said premises are put in good and tenable order, the rent hereby reserved shall cease, in case however, said premises are totally destroyed by fire, then this lease is to be at an end and utterly determined, and the rent shall cease.

The lessor further covenants that he, paying the rent hereby reserved, and performing and observing the several covenants by the lessee hereinbefore contained, may peaceably hold and enjoy the said premises during the said term without any interruption by the lessor, or any person claiming through her. Provided, always, that if the rent hereby reserved, or any part thereof, shall be in arrear, or in the event of any breach of any of the covenants and agreements on the part of the tenant herein contained, it shall be lawful for the landlord to re-enter upon the said demised premises.

Executed in duplicate.

Interlineations on, 7, 8, 13, 14 lines of second page and 5th line of third page before signatures.

Witnesses:- Walter M. Scott.)

Wilton H. Earle.)

Mary B. Foster. (L.S.)

Lessor.

J. B. Rasor (L.S.)

Lessee.

State of South Carolina.)

Greenville County. ) Personally appeared before me Walter M. Scott and made oath that he saw the within named Mary B. Foster and J. B. Rasor sign, seal and as their act and deed, deliver the within written deed and that he with Wilton H. Earle witnessed the execution thereof. Sworn to before me this May 12, 1909.

Wilton H. Earle. (L.S.)

Walter M. Scott.

Not. Pub. for S.C.



Recorded this 13th day of May 1909.

END OF DOC.