

which we now own, or hereafter may acquire; sue for, enforce payment of and receive and give effectual discharge for all moneys, securities for money, accounts, debts, demands or other personal property whatsoever, to which we now are or may hereafter become entitled or which are or shall become due, owing or payable to us, or any one or more of us, and to act generally in all matters in which we may be interested or concerned, and on our behalf to execute all such instruments and to do all such acts and things necessary, as fully and as effectually in all respects as we ourselves could do if personally present, and we hereby ratify and confirm all that our said attorney shall lawfully do, or cause to be done by virtue hereof.

In witness whereof, we have hereunto set our hands and seals this the 23rd, day of July 1920.

In the presence of:

Mary Frances Halfacre,

A.T. Mitchell.

(Stamps 25 cts.)

Emmie McGee, (L.S.)

Lutie McGee, (L.S.)

Gladys McGee, (L.S.)

Wilhelmina McGee, (L.S.)

Susan McGee Barksdale . (L.S.)

State of South Carolina,

Greenville County.

Personally appeared before me Mary Frances Halfacre who after being duly sworn says that she saw Emmie McGee, Lutie McGee, Gladys McGee, Wilhelmina McGee and Susan McGee Barksdale sign, seal and as their act and deed deliver the within written power of attorney; and that she with A.T. Mitchell witnessed the execution thereof.

Sworn to before me this 23rd,

day of July 1920.

Mary Frances Halfacre.

R.E. Holroyd (L.S.)

Notary Public for S.C.

Recorded July 29th, 1920.

State of South Carolina,)
) July 27th, 1920. Lease.
 County of Greenville.)

W.P. Childers lessor, in consideration of the rental of \$350.00 per month payable on or before 1st, of each month does hereby for himself, his heirs, executors, administrators and assigns, covenant, warrant and agree to and with Busbee Southern Furniture Co., Lessee their heirs, executors, administrators and assigns, to lease to the said lessee for two years, beginning Jan. 1st, 1921, the following described property a three story brick store room, known as 215 South Main St. opposite Carpenter Bros. Drug Store and Mansion House Bldg.

Said lessee agrees to pay all bills incurred by them such as water, gas and electric light rent. Etc., said lessee agrees to take good care of the premises and to deliver same at the expiration of this lease in as good condition as when lessee took possession of same.

Said lessee agrees to make good all breakage of glass, and all other injuries done to the premises during the term of this lease except such as are produced by natural decay or unavoidable accidents, and further agrees to make no repairs, alterations or improvements in the premises without written consent of the lessor.

It is mutually agreed that destruction by fire or other casualty terminates this lease.

In case the said lessee fails to pay the rental for 30 days, it shall be optional with said lessor as to whether this lease is terminated, and said lessee shall be liable for the delivery of the premises to the lessor in 30 days.

And to better secure the rental of the said lessor, lessee hereby assigns to lessor all lessee's property, real and chattel, and if said rents is collected by legal proceedings of any kind lessee agrees to pay all costs and an attorney's fee of 10%.

Remarks: In case premises are vacated by lessees before this lease expires, the rent for balance of two years shall then be due and payable as above. Lessee has privilege of sub renting to parties agreeable to lessor.

Witness our hands and seals the day and year above written.

In presence of:

Edw. O. Couch,

W.A. Harris.

State of South Carolina,

Greenville County.

Personally appeared before me Edward O. Couch and made oath that he saw the within named W.P. Childers and Busbee-Southern Furniture Co. by G.R. Busbee, sign, seal and as their act and deed deliver the within written contract and that he with W.A. Harris witnessed the execution thereof.

Sworn to before me this

3rd, day of August A.D. 1920.

James R. Bates (L.S.)

Notary Public for S.C.

W.P. Childers, (Seal)
 Lessor.

Busbee-Southern F. Co. (Seal)
 Lessee.
 G.R. Busbee, Pres.

Edward O. Couch

Recorded August 3rd, 1920.