

State of South Carolina,  
County of Greenville.

This Indenture made and entered into this 17th, day of August 1920, by and between L.A. Mills, hereinafter referred to as Lessor, and Harry Scuffos, hereinafter referred to as Lessee, Witnesseth: The lessor does hereby lease and demise unto the lessee all that certain storeroom on the south side of West Washington Street in the City of Greenville, County and State aforesaid, known and designated as 111 W. Washington Street, being a portion of the first floor of the building known as the Mills Building, together with the basement immediately under said storeroom; said premises having a frontage on W. Washington St. of 22 feet, more or less, and a depth of 96 ft. more or less. To have and to hold unto the lessee, for and during the full term of five (5) years beginning Sept. 1st, 1921, and ending August 31st, 1926; reserving and paying unto the Lessor the rental hereinafter provided.

And the lessee does hereby agree to lease said premises during said term and to pay therefor unto the Lessor the following rental, to-wit: For the first two (2) years, beginning Sept. 1st, 1921, and ending August 31, 1923, a rental of two hundred and fifty (\$250.00) Dollars per month, and for the last three (3) years, beginning Sept. 1st, 1923 and ending August 31st, 1926, a rental of Three hundred (\$300.00) Dollars per month, which rental shall be paid monthly on or before the last day of each month during said term. As a further consideration for this lease, the lessee does hereby covenant that he will immediately with all due dispatch build a concrete floor on the street of first floor level extending from the rear of the present tiled floor to the rear of the building and will construct a proper and adequate stairway leading from said floor to the basement beneath. The Lessee does hereby covenant that he will not assign this lease nor sublet said premises nor any part thereof without the written consent of the lessor; that he will not make any change or alteration in said premises, except as hereinabove provided, without such written consent; that he will not conduct nor permit to be conducted on said premises any unlawful business nor anything which may be or become a nuisance nor anything which may render void or voidable any policy for insurance of said premises or said building against fire, or which may render any increased or extra premium payable for such insurance. Should the Lessee fail to pay any instalment of rent when due, the lessor may, at his option, either declare this lease terminated and take immediate possession of the premises or declare the full amount of the rental for the entire term immediately due and payable and proceed to collect the same. Should the lessee violate any other covenant herein contained or should he become insolvent, go into bankruptcy, or make an assignment for the benefit of creditors or be placed in the hands of a receiver, then at the option of the Lessor this lease shall immediately terminate and the Lessor shall have the right to take immediate possession of the said premises. The Lessee does hereby covenant to maintain said premises in good condition and to deliver the same over to the Lessor at the expiration of this lease in as good condition as they now are, reasonable wear and tear alone excepted. The lessee, now occupying said premises under a lease or agreement heretofore entered into between said parties, it is understood and agreed that from and after the first day of September 1921, this lease shall supercede and cancel any and all leases or agreements heretofore entered into between said parties. The Lessor shall at all times have the right, himself or through his agent to inspect said premises and to make any reasonable requirements with reference to fire protection and should the lessee fail to comply with such requirements within a reasonable time the Lessor may declare this lease terminated. In witness whereof, said parties have hereunto set their hands and seals this day and year first above written. In presence of:

W.C. Goodwin,  
W.C. McDaniel.

L.A. Mills, (Seal)  
Lessor  
Harry Scuffos, (Seal)  
Lessee.

State of South Carolina,  
County of Greenville.  
Personally appeared before me W.C. McDaniel and made oath that he saw the within named L.A. Mills, Lessor and Harry Scuffos, lessee sign, seal and as their act and deed deliver the within lease for the uses and purposes therein mentioned and that he with W.C. Goodwin witnessed the due execution thereof. Sworn to before me this 23rd, day of August A.D. 1920. James R. Bates (L.S.)  
Notary Public for S.C.

Recorded August 23rd, 1920.

State of South Carolina,  
County of Greenville.

This agreement made and entered into at Greenville, South Carolina, this 1, day of January 1920. by and between H.K. Townes, party of the first part and P.F. Childers, party of the second part, Witnesseth:-

That the party of the First part leases unto the party of the second part with the right and option to buy the same under the terms and conditions hereinafter named:

"All that certain tract of land, containing 40.53 acres, more or less, in Greenville County, Greenville Township, State of South Carolina, and being a part of the Harris land and a quarter of an acre of the Posts land. The quarter of an acre is designated as tract "A", and the 40.28 acres is designated as Tract No. 1, according to a plat recorded in plat book "E", page 261 R.M.C. office for Greenville County. The purchase price therefor is fixed at Three thousand two hundred forty-two & 40/100 (\$3,244.40) Dollars. The party of the second part is to pay as rent for said premises for the year 1920 on or by November 15th, 1920, the sum of Two hundred fifty-nine & 39/100 (\$259.39) Dollars, and is to pay the same said sum on or by November 15th, 1921, and having an option on said land agrees to pay the taxes on said land and keep the premises in proper repair during said years, so as to continue the said option, and that if the party of the second part shall on or by December 15th, 1922, pay as rent for said land, the sum of Two hundred fifty-nine & 39/100 (\$259.39) Dollars, and pay on the purchase price thereof the sum of Two hundred seventy & 20/100 (\$270.20) Dollars, then the said sum of two hundred seventy & 20/100 (\$270.20) Dollars shall be credited as a partial payment on said land, and thereafter on each succeeding year on or by the 15th, day of December thereof, the party of the second part shall pay one-twelfth of the purchase price and the interest for that year, calculated at 8% per annum payable annually until paid in full. The party of the second part has the privilege at any time during the existence of this contract, lease and option to pay for said land in full and get a good and sufficient deed thereto, and furthermore, when the party of the second part shall have paid one-third of the said purchase price, the party of the first part is willing to make him a deed and take a mortgage securing the balance of the purchase price, interest running at 8% per annum. The party of the second part, at all times, is to pay taxes, take care of said land and keep the premises in reasonable repair. It is understood and agreed that this contract shall be construed as a rent contract for the first three years with an option to purchase and the party of the first part leases said premises under the standing rent provided herein of Two hundred fifty-nine & 39/100 (\$259.39) Dollars, payable on or by November 15th, 1920, November 15th, 1921, and December 15th, 1922, for which all crops raised on said place during each year is to stand, and the party of the First Part is to have an Agricultural Lien as provided by Statute to collect the rent and failure to pay the rent in any year shall forfeit this lease and option, and the party of the second part agrees to give possession of the said premises at the end of any year in which he fails to pay rent, and the party of the First part has all the rights of the landlord in reference to this contract.

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

Witness:-

E.D. Allen,

E.F. Garrett.

H.K. Townes, (L.S.)  
Party of the first part.  
P.F. Childers, (L.S.)  
Party of the second part.

South Carolina,  
Greenville County.

Personally appeared before me E.D. Allen who upon oath says that he saw H.K. Townes and P.F. Childers each sign and execute the foregoing contract and that he with E.F. Garrett witnessed the execution thereof.

Sworn to before me this Aug. 23rd, 1920.

E.D. Allen

John S. Taylor (Seal)

Notary Public for S.C.

July 19-1921  
Recorded August 23rd, 1920.  
I have surrendered possession of this tract of land unto H.K. Townes, and I hereby release unto said H.K. Townes his heirs and assigns all my right title and interest in the same, no payment was made under this contract is hereby cancelled  
witnesses: James R. Bates P.F. Childers (L.S.)