

insolvent or bankruptcy proceedings commenced against it, then this lease is to be terminated at the option of the parties of the first part.

It is further understood and agreed that in case the fire insurance premiums on said building are increased, including the store-room occupied by Myers-Arnold Company, by reason of the business conducted by the party of the second part in said store-room, then the party of the second part is to pay the parties of the first part such increase, and the party of the second part covenants and agrees to pay to the parties of the first part the said rent as herein specified for the building, in the manner aforesaid, and at the expiration of or other determination of this lease, the party of the second part will quit and surrender the premises hereby demised in as good state and condition as reasonable use and wear will permit, damages by the elements, and destruction of the building, or any part thereof, excepted, and the parties of the first part covenant and agree that the party of the second part, on paying the rent as aforesaid, and performing the covenants aforesaid, shall and may peaceably hold and enjoy the demised premises for the time aforesaid, but upon its failure to pay the rent promptly when due, as aforesaid, as herein specified, the said parties of the first part shall have the right to enter and determine this lease, and it shall be lawful for them to re-enter and forthwith re-possess all and singular the premises hereby leased.

In witness whereof the parties hereto have hereunto set their hands and seals in duplicate, this the 4th, day of April, 1919.

In presence of:

Jos. E. Leach,
Virginia Talley.

Oscar Hodges, (Seal)
W.D. Hodges, (Seal)
Trustees & Executors,
Parties of the first part.

May Bros. Inc., -
Party of the second part.
By Martin May, -
President.

State of South Carolina,
County of Greenville.

Personally appeared before me Virginia Talley who on oath says that he saw the within named Oscar Hodges and W.D. Hodges, as Trustees and Executors of the last will and testament of J.F. Hodges, deceased, and May Brothers, Inc., by its duly authorized officer, Martin May, President, sign, seal and as their act and deed, deliver the foregoing written instrument for the uses and purposes therein mentioned, and that he with Jos. E. Leach, witnessed the execution thereof.

Sworn to and subscribed before me
this 4th, day of April 1919.

Jos. E. Leach (Seal)
Notary Public, S.C.

Virginia Talley

March 8th, 1920.

State of South Carolina,
County of Greenville.

For value received I, R.D. Bates do hereby release unto Josie L. Floyd, her heirs and assigns, the lien of the mortgage executed by her November 21st, 1918, and recorded in the R.M.C. Office for said Greenville County in Volume 59, page 147.

"All that certain lot of land in Ward 2, City of Greenville, State and County aforesaid, beginning at an iron pin on the northside of East Park Street 51 feet 4 inches from the northwest corner of the intersection of Park Avenue and Varnoy Street, running thence N. 20-45 E. 122 feet; thence parallel with Park Avenue S. 77 E. - - - feet to Varnoy Street; thence with Varnoy Street S. 23-29 W. 122 feet to corner of Park Avenue and Varnoy Street; thence with Park Avenue N. 77 W. 51 feet and 4 inches to the beginning corner, and being the first described lot in the said mortgage given by the said Josie L. Floyd."

The mortgage indebtedness of \$2,700.00 has been paid down to \$2,000.00 so that there is still owing to me the sum of \$2,000.00 with interest from this date, and the said mortgage is still outstanding on the lot on Broad Street, being known as the Ward lot.

It is understood and agreed that I will carry this note and mortgage for \$2,000.00, on said Broad Street Lot, which has been conveyed by said Josie L. Floyd to O.B. Van Wyck for a period of one year from this date, provided the interest is promptly paid hereafter.

Witness my hand and seal this 2nd, day of February 1920.

Witnesses:

H.K. Townes,
W.P. Ligon.

R.D. Bates (L.S.)

State of South Carolina,
County of Greenville.

Personally appeared before me W.P. Ligon, who upon oath said he saw the within named R.D. Bates, sign and execute the foregoing release and agreement, and that he with H.K. Townes, witnessed the expiration thereof.

Sworn to before me this 7th,
day of February 1920.

H.K. Townes (L.S.)
Notary Public for S.C.

W.P. Ligon

Recorded Feby. 9th, 1920.