

The State of South Carolina

This memorandum of Agreement made and entered into this Eleventh day of March A.D. 1897, between Jacob W. Bagle of the County of Greenville in the State aforesaid party of the first part and Osborne B. Bagle of the County of Greenville in the State aforesaid, party of the second part, Witnesseth:

The party of the first part has rented leased and let, and by these presents does hereby lease rent and let to the party of the second part, for the term of three years with the option on the part of the party of the second part, of five years commencing on the first day of March 1897, all that certain piece parcel and lot of land, situate lying and being at the intersection of River Street and Reedy River, in the City and County of Greenville in the State aforesaid, containing two and 0/100 (2 0/100) acres, more or less, together with the Machine Shop and all other buildings thereon located and all the machinery and tools belonging to said Machine Shop, consisting in part of Engine, Boiler, Dry Mill and all the Wood Working machinery and tools.

For which the party of the second part is to pay the party of the first part an annual rental of Twelve hundred Dollars, in equal successive quarterly installments after the 1st of March 1897, during the term of this lease and it is hereby understood and agreed that the party of the second part is not to sublet the premises or any part thereof and in the event of the destruction by fire of the building and machinery hereby leased the party of the first part shall have the right but shall not be required to restore the same and in the event he shall decline to do so the lease shall terminate, but in any event the party of the second part shall not be liable for the payment of rent until the premises shall be destroyed by fire.

The second part is to take all proper precautions against fire and shall employ a reliable person, to guard and protect the property at night. The party of the second part shall have the right at his own cost and charge and without and cost or charges to the party of the first, to make any improvements to the premises, but they same shall revert and become the property of the party of the first part upon the termination of the lease.

The party of the second part hereby agrees to rent the premises upon the terms and conditions herein above set forth to pay the rent as above stated and at the end of the term to deliver possession of the premises together with all improvements made during the term to the party of the first part, in as good condition as at present ordinary wear and tear and damage from the Elements Excepted.

In witness whereof the parties of the first and second part have hereunto set their hands and seals the day and year first above written, In the presence of
N. Richard }
Saml Mauldin } J. W. Bagle
O. B. Bagle

The State of South Carolina }
County of Greenville }

Personally appeared before me Samuel Mauldin and made oath that he saw J. W. Bagle and O. B. Bagle sign seal and as their act and deed deliver the above written instrument and that he with N. Richard witnessed the execution thereof.

Sworn to before me this }
17th day of March 1897 } Saml Mauldin
D. L. Donaldson }
Notary Public for S.C. }

Recorded for 17 Mch 1897.

State of South Carolina }
County of Greenville }

Be it remembered by these presents that I Elizabeth Parley being the owner of the premises herein above mentioned by my mortgage judgment and other liens certain tract of land situate lying and being