

James shall have no right to encumber by mortgage or to sell any portion of said real estate during my natural life time, but I am to live with him on said land as above set forth, during the whole of my natural life, and he is to take good care of me and pay me the twenty five Dollars a year as above set forth. To Have and to hold all and singular the premises before mentioned to the said J. Jones with the above reservations, and to his heirs and assigns forever. And I do hereby bind myself my heirs executors and administrators to warrant and forever defend all and singular the said premises unto the said J. Jones, with the reservations aforesaid, and to his heirs and assigns, against myself and my heirs and all other persons whomsoever lawfully claiming, or to claim the same or any part thereof.

Witness my hand and seal this 10th day of September 1898.  
 Signed sealed & delivered  
 in presence of  
 D. B. Cunningham  
 A. Blythe

E. J. Her  
 Eliza Jones

State of South Carolina  
 Greenville County  
 Personally appears D. B. Cunningham who being duly sworn deposes & says that he saw the above named Eliza Jones sign seal and deliver the within deed for the purposes therein mentioned and that he with A. Blythe witnessed the execution thereof sworn to before me & subscribed this 4th Sept. 1898.

A. Blythe  
 Not. Pub. S.C. } D. B. Cunningham

Recorded Sept. 27. 1898.

430 State of South Carolina  
 County of Greenville } Lease  
 Agreement between J. D. Adams Agt. for Maria W. Adams, Party of the first part, and S. G. Bagwell party of the second part in regard to the rent, lease sale and option of twenty nine and sixty one hundredths (29.6%) acres of land situate in the County of Greenville S. C. known as the Davis land. J. D. Adams Agent party of the first part agrees to lease to S. G. Bagwell

said land for three years from January 1st 1899 to December 31st 1901, for the sum of Two Dollars and fifty cents (\$2.50) for the first two years viz: 1899 and 1900, and three Dollars per acre for the third year viz: 1901, rents payable each year on the 1st day of October. J. D. Adams Agent party of the first part agrees to give and hereby does give to the said S. G. Bagwell party of the second part, an option on the said land good until February 1st 1900 for the sum of Thirty Dollars (\$30.00) per acre; this option for the purchase of the said land to be taken up by May 1st 1899, and if not taken up then rent is to be paid for the land for the first year upon the terms above stated, and the option will then be extended to February 1st 1900. S. G. Bagwell party of the second part agrees to have the land laid off in terraces by a competent surveyor, the terraces to be carefully and well thrown up and kept in good condition during the lease.

S. G. Bagwell further agrees to place obstructions in the road passing through the land, so as to prevent its further washing, and fix in the road so as to put it in fairly good condition. S. G. Bagwell further agrees to lay off the land and run the power in such a way as to protect the terraces and prevent the land from badly washing. S. G. Bagwell further agrees in case of failure to comply with this contract to pay to J. D. Adams, agt. as a forfeit for said failure the sum of one hundred Dollars (\$100.00) the question as to compliance to be determined by arbitration.

S. G. Bagwell further agrees that no part of the land shall be planted in the future crop for more than two years in succession.

In case S. G. Bagwell should decide to take advantage of the option given he shall pay down to J. D. Adams Agt. one third of the purchase money in cash and the other two thirds in one and two years secured by notes and a mortgage on the land, notes to draw seven percent interest from date of sale.

S. G. Bagwell has this day paid to J. D. Adams agt. the sum of twenty five Dollars (\$25.00) receipt of which is hereby acknowledged by him on Rent or option to place the roads and the parties hereto each for himself his heirs personal and assigns forever and the same shall be binding on all the heirs and assigns of both parties.