

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

This agreement made the 12th, day of December 1915, between Marshall Prevost, party of the first part, and Emma M. Jones and Ed Hamlin party of the second part,

WITNESSETH:

That Marshall Prevost, party of the first part, has leased and rented to Emma M. Jones and Ed Hamlin the party of the second part, his house and lot at Number 715 East McBee Avenue, City of Greenville, County and State aforesaid, (said property beginning at a stake on McBee Avenue, corner of lot sold by Marie Conyers to Cal and Anna Jackson, and running thence N. 17½ E. 159 feet to a stake; thence S. 71 E. feet to a stake; thence S. 158 feet to McBee Avenue; thence with McBee Avenue 46 feet to beginning corner; being the same lot conveyed by H. P. Burbage to Marshall Prevost, (1915), for a term of two years to commence November 27, 1915, and to end November 27, 1917, at a monthly rental of \$7.80, to be paid quarterly, the first payment to be made Feb. 27, 1916 and consisting of \$23.00 and the other payments of like amount to be made May 27, 1916, Aug. 27, 1916, November 27, 1916, Feb. 27, 1917, May 27, 1917, Aug. 27, 1917, and November 27, 1917, -during which period of tenancy the said Emma M. Jones and Ed Hamlin is to hold and peaceably enjoy as a place or residence the said premises, and the said Marshall Prevost is to pay for taxes and for insurance.

AND Emma M. Jones and Ed Hamlin, party of the second part, hereby hires and takes over the premises mentioned upon the above stated terms: AND AGREES to pay to Marshall Prevost the rent as herein specified: to keep the premises in reasonable repair; to pay light and water bills as they become due; to lease or sublet the premises or assign this lease to no one without the written consent of Marshall Prevost; and to quit and surrender the premises at the expiration of this lease in as good condition as reasonable use and wear thereof will permit.

AND IT IS FURTHER AGREED that in case of destruction or injury to the property so as to make it uninhabitable for the purposes of this lease, said lease is to be terminated at the option of either party; and that if any rent shall be due and unpaid, or if the party of the second part shall sublet the premises or assign this lease, or go unto bankruptcy, or make default in any of the covenants herein contained, that then this lease shall at once BE ABSOLUTELY TERMINATED, and it shall be lawfully for the party of the first part to reenter the said premises and to remove all persons therefrom.

AND IT IS FURTHER AGREED that at any time during the continuance of this lease, all rents having been promptly paid and all other covenants having been faithfully performed, the party of the second part is to have the right to purchase the premises in fee simple for the sum of Eleven Hundred Forty-eight 82/100 (\$1148.82) Dollars.

In witness whereof the parties hereto have set their hands and seals this 12th day of December, 1915.

Signed, sealed and delivered in presence of:

W.D. Parrish

Vardry McBee.

his
Ed x Hamlin's
mark

Emma M. Jones,

M. B. Prevost.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE.

Personally appeared before me W. D. Parrish, and made oath that he saw the within named M. B. Prevost, Emma M. Jones and Ed. Hamlin sign and seal and as their act and deed deliver the witness the execution thereof.

sworn to before me this 12th,
day of December, A. D. 1915.

John McH. Mauldin (L.S.)
Notary Public for South Carolina.

W. D. Parrish.

Recorded December 23, 1915.