

(Deed to Child)

State of South Carolina,

County of Greenville.

Whereas, I, John Edwards, a resident of the State and County aforesaid, am the father of a male child about twelve years old named Bee B. Edwards;

And, Whereas, my wife, the mother of said child is dead, and I am so situated as not to be able to properly rear, care for, and educate said child;

And Whereas, Wm. Goldsmith is a citizen and resident of said County and State, of good moral character and financially able to care for and educate said child;

Now, Therefore, I, the said John Edwards, in consideration of the premises and the sum of One Dollar to me in hand paid, by the said Wm. Goldsmith, the receipt whereof is hereby acknowledged, have granted, disposed of and transferred, and by these presents do grant, dispose of and transfer the custody, care, education, maintenance and support of my said child, Bee B. Edwards, to the said Wm. Goldsmith, and his heirs, until my said child shall arrive at the age of twenty-one years.

Together with all the rights, privileges, powers and duties of care, education and control of my said child until he reaches the age of twenty-one years, to the said Wm. Goldsmith and his heirs, as fully and completely as I myself had before this conveyance was executed, in accordance with the provisions of the Statutes of this State in such cases made and provided.

In Witness Whereof I have hereunto set my hand and seal this the 18th, day of May, 1917, and in the one hundred and forty-first year of the Independence of the United States of America.

Signed, sealed and delivered

in the presence of/:

A.C. Behr,

Harry R. Wilkins,

his
John X Edwards (Seal)
mark

State of South Carolina,

County of Greenville.

Personally comes before me A.C. Behr who on oath says that he saw the above named John Edwards sign, seal and as his act and deed, deliver the foregoing Deed, and that he with Harry R. Wilkins witnessed the execution thereof.

Sworn to and subscribed before

me this 18th, day of May 1917.

Harry R. Wilkins (Seal)

Notary Public, S.C.



A.C. Behr.

Recorded May 24th, 1917.

(Lease)

State of South Carolina,

County of Greenville.

This Indenture made and entered into this the 15th, day of July, 1914, by and between Mary S. Tuttle, Party of the first part and hereinafter called lessor, and Wm. Goldsmith, party of the Second part and hereinafter called lessee.

W-i-t-n-e-s-s-e-t-h:

That the lessor has hereby demised and leased unto the said lessee, and he has hereby hired and taken from her, that certain room in the Mansion House or Swandale Building on the ground floor, being approximately thirty by fifty feet, and known as The Smoker, in the City of Greenville, South Carolina, for the term of five years, commencing the first day of November 1915, and ending the thirty-first day of October 1920, at the yearly rental of Six hundred dollars (\$600.00), payable monthly; that is to say, Fifty Dollars (\$50.00) to be paid at the end of each month during the life of this lease.

It is further understood and agreed that the lessor will at all times provide janitor service and sufficient steam heat for said premises, and wire them so that electricity may be used for lighting them, but not furnish lights; also provide said premises with water and sufficient and convenient toilet rooms and connections; also to place all her insurance pertaining to said Mansion House or Swandale Building, during this lease, with said lessee and pay to him the usual rates therefor, and to put him in the exclusive charge of renting and leasing said building and the various parts thereof, collecting the rent from any and all tenants and have general supervision of the whole of said building, including the janitor, and to pay to him, the said lessee, a sum equal to five per cent of the rents collected, said rents as collected to be remitted once a month. The said lessor will at her own expense keep the said demised premises in good repair, except such repairs as may be occasioned by the negligence of the said lessee, his servants, agents or assigns, provided, that should premises be destroyed or so injured as to render them unfit for occupancy, then this lease shall thereupon cease and determine.

That the said lessee may, at his own expense, build and erect such fixtures and partition walls as he may desire and remove the same at the termination of this lease - same to be done in such way as not to injure the premises.

It is further agreed that said The Smoker shall, at the expense of the said lessor, be repaired and put in good condition, including all repairs that are necessary to the floor and the walls calcamined and the woodwork painted.

It is understood and agreed that in as much as the said lessee did by lease on the 20th, day of October, 1910, lease the corner store-room, being the first room on the ground floor, on the corner and next to the Court House, for a period of five years, which said lease is recorded in Book QQQ, Page 461, and having heretofore divided the same, and has sub-leased the Northern half and is now occupying the Southern half of said room as an office; and in as much as it is the desire of the Parties hereto that the said lessee may begin the occupancy of the said The Smoker as soon as the same may be put in proper repair, that therefore, no rent for such occupancy shall be chargeable and paid by the said lessee until the beginning or the time herein stated for the commencement of this lease, unless in the meantime he shall lease the office he now occupies and above described, and upon his so leasing the same, that thereupon he shall pay rent for the said The Smoker at the -

(over)