

(Contract to Exchange Land)

Greenville, S.C. .

October 20, 1917.

Received of G.H. Ballentine \$15.00 to bind trade between the said G.H. Ballentine and W.H. Austin on the following exchange of property:

The said W.H. Austin is to deed the said G.H. Ballentine house and lot known as the McMillion Place lot # - - - Sans Souci, for the sum of \$3,000.00 and allow the said G.H. Ballentine the sum of \$1000.00 for lot on East side of Boyce Avenue adjoining the place of Dr. L.O. Mauldin on the rear and running sixty feet along Boyce Avenue to ten foot alley between the above described lot and property of T.A. Honour or Mrs. Honour, and running back along said alley one hundred and eighty feet and being the same lot bought by G.H. Ballentine from Wm. Goldsmith.

The \$2000.00 difference to be paid in monthly payments of not less than \$30.00, beginning December 1st, next, and on the 1st. day of each consecutive month thereafter until the amount is paid in full with 7% per annum, payable semi-annually.

The transfer of both lots to be free of any incumbrances and the \$2000.00 balance on the McMillion to be secured by first mortgage of the property.

I hereby accept the above.

Geo.H. Balentine.

Wm.H. Austin -

Witness:

Esther Boggs.

Personally comes before me Esther Boggs who being duly sworn says that she saw the within named W.H. Austin and George H. Ballentine sign the within agreement.

Sworn to before me this the

22nd, day of October 1917.

G.Frank League (L.S.)

Notary Public for S.C.

Esther Boggs.

Recorded October 22nd, 1917.

(Lease)

State of South Carolina,

County of Greenville.

This indenture made and entered into this - - day of October 1917, by and between G.J. Douglass of the one part, hereinafter called Landlord, and L.C. Tinsley, of the other part hereinafter called, Tenant, to wit:

The said Landlord has hereby let and rented to the said Tenant, and he has hired and taken from the said Landlord that certain one-story building situate on the South side of West Coffee Street, in the and County of Greenville, South Carolina, known as No. 307 West Coffee Street, and measures approximately fifty-two (52) feet front, with a depth of fifty-four (54) feet to be used by the said Tenant as a public garage, for the term of two (2) years, beginning the 15th day of October 1917, and ending the 14th day of October 1919; provided, however, that the Tenant herein shall have the refusal of a renewal or extended lease for said premises for an additional term of two years, Provided, further, that the terms and conditions for such renewal or extended lease shall be agreed upon by the parties hereto.

The additional two years referred to above shall be at a rental of \$75.00 per month.

For the use and occupation of the premises aforesaid, the said Tenant will pay to the said Landlord at the end of each and every consecutive month during the period of two years aforesaid, the sum of Seventy-five Dollars (\$75.00), the rental thereof being at the rate of \$75.00 per month.

It is further agreed and understood that the Tenant shall not assign this lease nor sub-let said Premises, or use it contrary to the term herein set forth, without the written consent of the Landlord.

It is further understood and agreed that if the building on said premises should be in any way destroyed or be so injured as to render it not habitable, this lease thereupon may at the option of either party hereto be terminated.

It is further understood and agreed that if the Tenant does not pay the rent when due, according to the terms hereof, or does not keep and perform any of the conditions or terms herein set out, then the Landlord may terminate this lease, take possession of said premises and remove all persons therefrom, but if said Tenant pays the rent as herein provided, and at the time herein provided, and performs all of the conditions and terms herein stated, then he shall have peaceable and quiet possession of said premises for the term of two years first above stated, and upon the termination of this lease the Tenant shall surrender the premises in as good condition as he takes them, ordinary wear and tear and damage by the elements excepted.

If said Tenant shall become bankrupt, or fail in business, this lease may, at the option of the Landlord, be terminated.

To all of the terms and conditions herein, the parties hereto do hereby bind themselves, their heirs and assigns, and in duplicate set their hands and seals the day and year first above written.

Signed, sealed and delivered

in the presence of :

T.C. Holland.

James R. Bates.

L.C. Tinsley (Seal)

G.J. Douglass, (Seal)

(Over)