

State of South Carolina,)
 : Lease.
 County of Greenville.)

This agreement made and entered into on this the 27th, day of October, 1919, by and between Emile Bovey (hereinafter referred to as the Owner), party of the first part, and John Dodds (hereinafter referred to as Lessee), party of the second part, Witnesseth:

That the owner, upon the terms and conditions hereinafter stated, does hereby let, demise and lease unto the said Lessee all that lot of land situate, lying and being in the Sixth Ward of the City of Greenville, Greenville County, South Carolina, having the following metes and bounds: Beginning at an iron pin at the northeast corner of Augusta and McKay Streets and running thence with McKay Street in an easterly direction 346 feet to an unnamed street; thence with said unnamed street in a northerly direction 260 feet to an iron pin; thence in a westerly direction 160 feet to an iron pin; thence in a southerly direction 100 feet to an iron pin; thence in a westerly direction 194 feet to an iron pin on Augusta Street; and thence with Augusta Street 117 feet to the beginning corner.

To have and to hold all and singular the said premises for the full and just term of five (5) years, beginning on the first day of November A.D. 1919 at noon and ending on the first day of November A.D. 1924, at noon.

And the said Lessee does agree to pay as a rental for said premises from and after the first day of November 1919, the sum of one hundred and sixty dollars (\$160.00) per month, to be paid on or before the first day of the following month throughout the full term of said lease, from the first day of November 1919, to the first day of November 1924.

It is further agreed that after this date the lessee shall pay all insurance and repairs upon said premises and all taxes assessed against such property; and that he may make at his own expense any improvements on said property he may desire, subject to the approval of said owner; and that he will insure the building on said property in a company or companies satisfactory to the owner for a reasonable sum against damage by fire and also, if required by said owner against damage by wind storm and hail; and also that he will assign such policy or policies to said Owner as security for the performance of this contract on the part of said lessee.

It is further agreed that in case any of the buildings on said land shall be damaged or destroyed by fire the Owner shall repair or replace said buildings so that they shall be restored to their present condition; but that if said damage is extensive or such destruction complete, the said Owner shall have the option to decline to repair or replace said buildings, in which case this contract shall at the option of such lessee, become immediately null and void.

It is agreed that there is situate on the premises above described seven greenhouses containing a stock of two thousand rose plants, five thousand carnation plants and one thousand chrysanthemum plants, and the Lessee agrees at the expiration of this lease to return the same number of plants of each to the Owner. It is also agreed that there are on said premises a stock of pot plants including begonias, ferns, poinsettias, primroses, etc., of the value of Four hundred dollars, and the Lessee agrees upon the expiration of the lease to return to the owner a similar amount of such pot plants in kind or in value. The Lessee further agrees to repaint all of the greenhouses on the premises at his own expense in the year 1921.

It is further agreed between the parties that the name "Greenville Floral Company", under which the owner has heretofore operated this business, shall continue to be used by the Lessee in operating the business, but said name is now and shall remain the property of the Owner.

In case the Lessee should at any time be in default in the payment of rent or in performing any other covenant or provision contained in this instrument for a period of more than ten days, the Owner at his option may re-enter and resume possession of the premises and this lease shall be null and void.

And it is further agreed that in case of any dispute or litigation between said parties any Judge of the Circuit Court of said State may, at Chambers or otherwise whether in or out of the County of Greenville or the Judicial Circuit including such County, appoint a receiver, with power to take possession of said premises and collect the rents thereof for said Owner.

In witness whereof the said parties have set their hands and affixed their seal to duplicate Copies of this agreement on the day and year first above written.

Signed, sealed and delivered in presence of:
 Julia D. Charles,
 Anna M. Beaty.

Emile Bovey, (Seal)
 John Dodds, (Seal)

State of South Carolina,
 Greenville County.

Personally appeared before me Anna M. Beaty and made oath that she saw the within named Emile Bovey and John Dodds sign, seal and as their act and deed deliver the within written instrument, and that she with Julia D. Charles witnessed the execution thereof.

Sworn to before me this 28, day
 of October 1919.
 Stephen Nettles (Seal)
 Notary Public for S.C.

Anna M. Beaty.

Recorded October 28th, 1919.

South Carolina,
 Greenville District.

Know all men by these presents that I, Joseph Wood of State and Dis. aforesaid for and in consideration of one hundred and eighty-six dollars to me in hand paid by Thomas Wood of State and Dis. aforesaid, have granted, bargained, sold and released and by these presents do grant, bargain, sell and release unto Thomas Wood a tract or parcel of land lying and being in State and Dis. aforesaid on Horsepen Creek, waters of Enoree River, bounded by lands of Isaac Grier, John Goodwin and Robert League. Beginning on a R.O. 3X; thence N. 31-1/3 W. 16 C. 28 L. to a stake 3X; thence S. 44 W. 21 1/2. 65 L. to a rock 3X; thence 48-1/3 E. 13 C. 50 L. to rock; thence N. 51 E. 18 C. 36 L. to the beginning corner containing Twenty-nine acres, more or less. Together with all and singular the rights, members, hereditaments, appurtenances appertaining to the above described premises.

I bind myself, my heirs, Exer. Admr. and assigns to warrant and forever defend the same unto Thomas Wood, his heirs and assigns against myself, my heirs Exer. Admr. and assigns and against any person or persons whomsoever lawfully the same or any part thereof.

Given under my hand and this February the 26, day A.D. 1861.

Signed, sealed and delivered

in presence of witnesses.

J.J. McKinney,

his
 Joseph X Wood.
 mark

Wm. A. Austin.

South Carolina,

Greenville Dis.

Personally appeared J.J. McKinney one of the witnesses to the within deed before me the Not. Pub or the Magst. Ex-officio for said Dis. and made oath in due form of law that he saw Joseph Wood sign, seal and deliver the within deed of conveyance to Thomas Wood for the within mentioned purposes also he saw Wm.A. Austin sign his name with himself as a witness to the same deed.

Sworn to and subscribed before me

Feb. the 26, A.D. 1861.

Wm. A. Austin, Notary Pub.
 or the Mag. Ex-officio for
 Greenville District.

J.J. McKinney.

State of South Carolina,

Greenville District.

I, Daniel Fowler a Magistrate do hereby certify to all whom it may concern that Mary Wood the wife of the within named Joseph Wood did this day appear personally before me and upon being privately and separately examined by me did declare that she does freely voluntarily and without any compulsion dread or fear of any person or persons whomsoever renounce & release and forever relinquish unto Thos Wood, his heirs and assigns all her interest and likewise all her right and claim of dower of in or to all and singular the premises within mentioned and released.

Given under my hand and seal the 7th, day of April A.D. 1864.

Daniel Fowler (L.S.)

her
 Mary X Wood
 mark

M.G.D.

Recorded October 28th, 1919.