

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

Manos Bros., Inc., a corporation chartered by and under the laws of the State of South Carolina, with its principal place of business at Greenville, South Carolina, hereinafter designated as lessor in consideration of the rental hereinafter mentioned, have granted, bargained, and released and by these presents does grant, bargain, and lease unto V.M. Johnson, J.R. Shaver, and Ollie Smith hereinafter designated as Lessees, that certain store room known and designated as 506 on the West side of South Main Street in the City of Greenville, South Carolina, which has a frontage of about fifteen feet on said Street, to be used by the lessees as a meat market, for the term of One (1) year, beginning August 1, 1920 and ending August 1, 1921, with the privilege and option to the lessees to continue said lease for two additional years, beginning August 1, 1921, and ending August 1, 1923 at the same rental, provided the lessees give the lessor sixty (60) days notice of such desire to continue the lease before the expiration of the one year term granted, and the lessees in consideration of the use of said premises for the said term, promise to pay the said lessor the sum of one hundred (\$100) dollars per month, payable on the last day of each month; and the lessees agree that the lessor shall have the right in event of failure to pay the rent herein stipulated for two consecutive months, to declare all rights, privileges and equities herein forfeited and the lease terminated, and to enforce the lien for the rent for unexpired portion of the term of the lease upon the fixtures, stocks of goods, or other supplies and equipment in and of said store room at the time of such forfeiture, and to apply so much of the proceeds from the sale of such fixtures, stocks of goods etc. as may be necessary to satisfy the claim of the lessor for damages sustained for breach of the contract.

The lessees shall not have the right to sub-let or assign the lease herein granted except upon the written consent of the Lessor. The Lessees shall have the right to erect, operate and maintain such fixtures, counters, show-cases, refrigerators, or other appurtenances in connection with their business as shall be deemed necessary, but all such fixtures, improvements etc. shall be paid for by the lessees, and at the expiration of this lease the lessees agree to remove such additions or fixtures or improvements made, at their own expense and to deliver possession of said building or store-room to lessor in as good condition as when this lease was executed, except such wear and tear as are produced by natural decay and unavoidable accidents, but lessees shall make good all breakage of glass and other injuries done to the premises during the term.

Destruction of the premises by fire or other casualty, or two months arrear of rent, as hereinabove stipulated, shall terminate this lease. To have and to hold the said premises unto the said lessees, their heirs, executors, administrators, and assigns for the said term.

Witness the hand and seal of Manos Bros., Inc., by J.K. Manos, President and V.M.M. Johnson, J.R. Shaver and Ollie Smith, at Greenville S.C., this 30th, day of July A.D. 1920.

In presence of:
Dixon D. Davis,
James D. Poag.

Manos Bros. Inc.,
By J.K. Manos, President (Seal)
V.M. Johnson, (Seal)
J.R. Shaver, (Seal)
Ollie Smith, (Seal)

State of South Carolina,
County of Greenville.

Personally appeared before me J.D. Poag who upon oath says that he saw the within named Manos Bros., Inc., by J.K. Manos, President and V.M. Johnson, J.R. Shaver and Ollie Smith, sign, seal, and as their act and deed deliver the within written lease, and that he with Dixon D. Davis witnessed the due execution thereof.

Sworn to before me this 30th,
July A.D. 1920.
Dixon D. Davis (Seal)
Notary Public for S.C.

James D. Poag.

Recorded August 9th, 1920.

State of South Carolina,
County of Greenville.

This Agreement made and entered into this 13th, day of July 1920 by and between W.M. Thompson party of the first part, H.B. Bates, Jones McCrorey and L.M. Williams, parties of the second part and W.S. Barr, party of the third part, Witnesseth:

Whereas, W.E. Rush, et al. by deed dated February 21, 1920, recorded Vol. 68, page 124, conveyed to the parties of the second part, certain property on the south side of College Street, extending from Laurens to Richardson Streets, fronting approximately 135 feet 9 inches on Laurens Street and 173.4 feet on Richardson Street and thereafter the parties of the second part sub-divided the same and laid out an alleyway 10 feet in width, extending through from Laurens Street to Richardson Street 100 feet, more or less, from College Street, and

Whereas, all of said property above mentioned is now owned by the parties hereto, the lot on the corner of College and Laurens Streets, fronting 65 feet on College Street and extending back along Laurens Street and along line parallel thereto to the southern line of the property first above mentioned, being now owned by the party of the first part under three separate deeds, one from Zimmerman and Johnson, one from W.P. and W.F. Childers and one from the parties of the second part, and a lot on Richardson Street being the southwest corner of the property first above mentioned, fronting 62 feet on Richardson Street and extending back along said alley 109 feet, being now owned by the party of the third part under a deed from the parties of the second part, dated May 20th, 1920 and all of the remainder of said property first above mentioned being now owned by the parties of the second part, and said parties do now desire to close said alleyway and release all mutual rights therein.

Now, therefore, in consideration of the premises and the sum of one dollar to them in hand paid by the party of the first part, the receipt of which is hereby acknowledged, the parties of the second and third part have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the party of the first part, his heirs and assigns forever, all the right, title and interest in all that portion of said Alleyway extending from Laurens Street on the east to the western line of the party of the first part on the west, being that portion included in the deed this day given by the parties of the second part to the party of the first part, and in consideration of the premises and of the sum of one dollar to them in hand paid by the parties of the second part, receipt of which is hereby acknowledged, the party of the first part and the party of the third part have granted, bargained, sold and released and by these presents do grant, bargain, sell and release unto the parties of the second part, their heirs and assigns forever, all the right, title and interest in and to all of said alleyway not included within the lines of the party of the first part above referred to.

And all of said parties do hereby mutually agree that said alleyway shall be closed and the ground now covered thereby shall be held in accordance with the conveyances herein, freed of all easements of every kind whatsoever.

In witness whereof, the parties have hereunto set their hands and seals, this 13th, day of July 1920.

In presence of: (Stamp 50 cts.)
J.E. Gibson,

W.M. Thompson, (L.S.)
Party of the first part.

G.D. Wood.
As to party of 1st part.

(Over)

For other Particular to this agreement, see Deed Book 84 page 301.