

State of South Carolina.  
County of Greenville.

This indenture made and entered into this the 17<sup>th</sup> day of September, 1919, by and between J. P. Chappell, of the one part, and George Green of the other.

Witnesseth: that the said Chappell has hereby let and rented to the said Green and he has hereby hired and taken from the said Chappell upon the terms and conditions hereinafter stated, that certain brick veneered store room and two rooms to be added as hereinafter stated and the lot on which said building is situate, the size or dimensions not exactly known, but is the same lot heretofore used by the said Chappell, and among other things it affords a drive-way all around said building. Said premises are further described as being on the South side of Hammett Street, at or near where it crosses the C. & G. Railroad in the city and County of Greenville, South Carolina, and the outside dimensions of said veneer brick building as now constituted are  $28\frac{1}{2} \times 55$  feet.

The said Chappell will at his own cost and expense erect and complete at the rear of the store veneered building, two rooms of convenient dimensions.

That this lease begins this day and is to continue for the term of three years from date at the yearly rental of Three Hundred Dollars, payable in monthly installments twenty five Dollars at the end of each and every month during the term of this lease. It is agreed that the said Chappell will keep the building in as good repair as it now is and unless destroyed or injured by some agency beyond the control of the said Green, he will at the termination of this lease quit and surrender the said premises in as good condition as he received them, provided, however, that if said building is so destroyed or injured as to

render it unfit for occupancy, this lease shall thereupon at the option of either party thereto, cease and determine.

It is further agreed that the said Chappell having sold to the said Green his stock of goods and merchandise in said building, that as a part of the consideration for said sale and this lease the said Chappell hereby agrees not to engage directly or indirectly in the same line of business, which he sold to the said Green in the city of Greenville aforesaid, or adjacent thereto, within three years of the date hereof. That if the said Green fails to pay the rent when due as aforesaid, the said Chappell may re-enter and take possession of the said premises; but upon paying the rent, he shall have peaceable and quiet possession for the term aforesaid.

Witness our hands and seals this the day and year first above written.

Witnesses

Helen A. Morgan

B. A. Morgan

J. P. Chappell (Seal)

Geo. Green (Seal)

State of South Carolina.

County of Greenville.

Personally comes before me Helen A. Morgan who on oath says that she saw the within named J. P. Chappell and George Green sign, seal, and as their act and deed deliver the within written contract and that she with B. A. Morgan witnessed the execution of the same.

Helen A. Morgan.

Sworn to and subscribed  
before me this the  
17<sup>th</sup> day of September, 1919.

B. A. Morgan (Seal)

Not. pub. for S.C.

Recorded Dec. 12, 1919.