

The State of South Carolina,
County of Greenville.

Indenture made and entered into by and between W.K. Hudgens of the Town of Pelzer, County and State aforesaid of the first part, lessor, and Hampton Mercantile Company, a corporation having its principal place of business at Piedmont, in the County and State aforesaid of the second part, lessee, BEARETH WITNESS:

That the party of the first part has agreed to rent, and does hereby rent to the party of the second part the following premises, to-wit:

A certain lot of land, situate in the Town of Piedmont, County and State aforesaid, known as the Poole Property, on which there is situate a wooden store building, a warehouse, a barber-shop and a dwelling, said lot of land containing one (1) acre, more or less, and being the same lot of land conveyed to W.K. Hudgens by J.W. Washington. W.K. Hudgens agrees to make any necessary repairs that will be required from time to time.

For the term of five (5) years, beginning on the 1st. day of January 1927, and ending on the 31st, day of December 1931.

And the party of the second part hereby agrees to rent from the party of the first part, and does rent the said premises for the period hereinabove set forth, and agrees to pay as rent therefor the sum of Six hundred and no/100 (\$600.00) Dollars payable in monthly installments of Fifty and no/100 (\$50.00) Dollars on the first day of each month.

And the party of the second part further agrees to take good care of the premises and deliver them to the lessor at the expiration of this lease in as good repair as when he received them, ordinary wear and tear excepted; and the said party of the second part agrees not to sublet any of the said premises without the consent of the lessor. And the party of the second part expressly agrees that if he fails to pay the rent or any part thereof, when it is due, this contract of lease shall immediately terminate, and the lessor or person or by agent, shall have the right to take immediate possession of the premises leased, without process of law.

And the said party of the second part agrees that he will not remove any of his personal property from said premises until the rent is paid in full. And it is further agreed by and between the parties hereto that if the party of the second part should make an assignment under the State laws or should be adjudged a bankrupt under the U.S. Act in bankruptcy, then in such case, the rent for the whole year shall become due and payable and the party of the first part shall have the right to enforce the payment for the balance of the year in which such assignment is made, or adjudication in bankruptcy.

And it is further agreed by and between the parties to this contract that this contract of rent shall cease and determine absolutely at the time hereinabove fixed, and the lessor shall have the right to enter and take possession of the premises leased at the expiration of the lease without further notice to the lessee.

Witness our hands and seals this the 15th, day of March, 1927.

In presence of:	W.K. Hudgens	(L.S.)
T.A. Rogers	Hampton Mercantile Company	
E.F. Buckhister	By J.J. McAbee, Manager	(L.S.)

State of South Carolina,
County of Greenville. Personally appeared before me T.A. Rogers who being duly sworn says that he saw the within named W.K. Hudgens and J.J. McAbee as Manager and owner of the Hampton Mercantile Company sign, seal and deliver the within written Rent Contract and that he with E.F. Buckhister witnessed the execution thereof.
Sworn to before me this the 15th, day of March, 1927. A.D.

T.A. Rogers (L.S.)
Not. Pub. for S.C.

T.A. Rogers

Recorded March 21st, 1927 at 8:30 A.M.