

The Georgia Construction and Improvement Company at the sum and price of thirty two hundred and fifty Dollars, payable Twelve hundred and fifty Dollars Cash and the remainder of two thousand Dollars in thirty days from this date, with interest from date at seven per cent per annum, and we hereby agree upon payment of the balance of the purchase money to execute to the said Georgia Construction and Improvement Company, or assign, a good warranty title to said premises except to so much thereof as lies within the strip on the River banks known as the right of way, and between the lines of Miss M. P. McBee lands and the River, to which said Miss M. P. McBee and myself are to execute a title of all of our right title and interest to said Company

Witness our hands and seals

In presence of

G. S. Wells
M. P. McBee
E. A. McBee
M. P. McBee

Alex. McBee
M. P. McBee

Witness
The State of South Carolina } Personally appeared before me G. S. Wells
Greenville County } and made oath that he saw the within named Alexander McBee sign, seal, and as his act and deed deliver the within written deed, and witnessed the execution thereof, before me this 8th day of Sept 1888
G. S. Wells

Not Pub
The State of South Carolina } Personally appeared before
Greenville County } me E. A. McBee and made
oath that he saw the within named M. P. McBee sign, seal, and as her act and deed deliver the within written deed, and witnessed the execution thereof, before me this 8th day of Sept 1888
E. A. McBee

890

Julius K. Hayward, State of South Carolina
Do? Lease Greenville County
John W. Bell. This agreement, made this 15th day of September A. D. 1888, between Julius K. Hayward of the first part, and John W. Bell of the second part, witnesseth that for and in consideration of the conditions hereinafter set forth, the said Julius K. Hayward agrees to lease and demise unto the said John W. Bell for the term

of three years, commencing on the 1st day of December 1888, and ending on the 1st day of December 1891, all that portion of the old Peter Charles farm (now owned by the said Hayward,) lying in Broaddownship on the East side of the Piedmont road, reserving to the said Hayward, or his other tenants, the right to use the pasture near the public road. And the said John W. Bell hereby agrees for himself and his heirs, to pay for the use of said premises, on the 1st day of October, in each of said years 1889, 1890 and 1891, the annual rent of two thousand pounds of lint cotton, of the grade of good middling and of the first picking, said cotton to be packed in bales weighing not less than four hundred and fifty pounds each, and delivered to the said Hayward his heirs or assigns, at the expense of the said Bell, in first class merchantable condition, at any point designated by the said Hayward his heirs or assigns, in the City of Greenville S. C. And the said John W. Bell further agrees for himself and his heirs to put the buildings on said premises in thorough order, before the 1st day of September 1889, and to deliver the same in good order to the said Hayward his heirs or assigns on the expiration of this lease. And the said John W. Bell further agrees to cultivate said land in a thorough and husbandlike manner, to commit no waste thereon and to cut no wood thereon except for necessary fuel and other purposes on said land, and to return said premises to the said Hayward his heirs or assigns, in thorough order at the expiration of this lease. And the said John W. Bell further agrees not to sublet any portion of said premises to any one under any circumstances. Should any of the terms of this lease be, at any time, violated, or should the said J. W. Bell or his heirs, at any time fail to comply with any of the terms herein set forth, upon demand made by the said Hayward his heirs or assigns or agents, then and in such case, this agreement shall forthwith cease and be utterly null and void, and the said Hayward his heirs or assigns shall have the right forthwith to re-enter upon and take possession of said premises with all crops that may be found upon said land, whether growing or harvested. The said Hayward his heirs or assigns, are to have, and are hereby granted all rights of landlord, such as now are, or may hereafter be fixed by law, for the collections of the rents due under this agreement. In Witness whereof the said parties have hereunto set their hands and seals this day and