

The State of South Carolina,  
Green ville County.

This In denture, made an d concluded at Simpsonville, S.C. this 12th , day of March, ninteen hun dred and six by and between W.P. Thackston the Lessor on the first part, and T.B. Wood the Lessee, on the Second part.

Witnesseth, that the said W.P. Thackston have granted and leased, and by these presents doth grant and lease, unto the said T.B. Wood the the tract of land in Austin Township Greenville, Co., S.C. known as track No. 3, Div., of Estate S.A.E. Thackston, Deceased, with all the appurtenances thereunto belonging:

TO HAVE AND TO HOLD the said premises unto the said T.B. Wood his executors, administrators and assigns for the full term of Three commencing on the 1st., day of Jany., 1907. and ending on the 31st., day of December, 1910 yielding and paying at the rate of One Thousand pounds of good middling lint cotton per annum, payable at Simpsonville, S.C. on or by 1st, day of Oct., of each year.

And the said Lessee, for and in consideration of the above letten premises doth covenant an d agree to pay to the said Lessor, the above stipulated rent, in the manner herein required. And it is further agreed, that unless months notice in writing, be given, previous to th e expiration of the period herein specified by the lessor to the Lessee, of desire to have possession of the premises, or to change the conditions of the Lease after such expiration ; or the like notice be given by the Lessee to the Lessor , of intention to vacate the premises after such expiration; then it is hereby agreed that this Lease will be c onsidered as extending and binding in all its provisions for one year after such expiration; and so to continue from year to year, until such notice be given by either party, previous to the expiration of such extended term. But the destruction of the premises by fire, or by any other casualty, shall terminate this agreement, and it is mutually understood that the Lessee shall make no repairs at the expense of the Lessor and any alteration or improvements desired by the Lessee at his own cost, must be done under the written sanction of the Lessor, and all such alterations or improvements shall be surrendered to the Lessor on th e Lessees removal. The Lessee shall make good all breakage of Glass, and all other injuries done to the premises during the tenancy, excepting such as produced by natural decay and unavoidable accidents.

And it is further stipulated and understood, by the parties of these presents that if 1 year rent shall at any time be in arrear and unpaid the Lessor shall have the right to annul an d terminate this Lease, and it shall be lawful for him to re-enter and forthwith re- possess all and singular the above granted and leased premises.

The Lessee agrees on h is part to keep terraces in good repair during his tenancy  
In witness whereof the parties do hereun to set th eir Hands and seals this 12 day of March, A.D. 1906.

Signed, sealed and delivered in the presence of.

W.P. Thackston, (Seal)

W.G. Abercrombie,

T.B. Wood., (Seal)

B.F. Thomason,

The state of South Carolina,  
C ounty of Greenville.

Personally appeared before me W.G. Abercrombie and made oath that he saw th e within named W.P. Thackston & T.B. Wood, sign, seal and as their act and deed, deliver the within written deed, an d witnessed the execution thereof.

Sworn to before me this,  
12th , day of March, A.D. 1906.

W.G. Abercrombie.

S. T. Moore, (Seal)

Notary Public, For South Carolina,

Recorded July 31st, 1906.