

State of South Carolina,  
County of Greenville.

I, M. Lucile Miller lessor in consideration of the rental hereinafter mentioned, have granted, bargained and released and by these presents do grant, bargain and lease unto Earnest C. Dye lessee the lower floor of the two story dwelling situated No. 403 Academy St. in the City of Greenville, County and State aforesaid for the term of one year, beginning on the 15th day of May 1913 and ending on the 15th day of May 1914, but it is understood and agreed by both the lessor & lessee that this lease may be terminated before the end of said lease by giving 6 months notice in writing and the said lessee in consideration of the use of said premises for the said term, promise to pay the said lessor the sum of Two hundred and forty (\$240.00) Dollars per year dollars per- - - - payable monthly at rate of Twenty dollars at end of each month. It is understood that the Lessor and Lessee divide cost of all water and light bills during the term of this Lease. It is also understood and agreed that the Lessee reserves the right to sublet two rooms if he so desires. It is also understood that the Lessee reserves right to have access to the yard and to keep poultry in same.

To Have and to hold the said premises unto the said lessee his executors, administrators and assigns for the said term. It is agreed by the parties hereto that this lease shall continue from year to year on the same terms, unless the party desiring to terminate it give to the other party two months written notice previous to the time of the desired termination, but the destruction of the premises by fire or other casualty, or - - - - months arrear of rent, shall terminate this lease. The lessee agree to make good all breakage of glass, and all other injuries done to the premises during the term except such as are produced by natural decay and unavoidable accidents, and agree to make no repairs, improvements or alterations in the premises without the written consent of the lessor.

Witness: our hands and seals the 16, day of May 1913.

Witness:

Lucile Miller, (Seal)

Ernest C. Dye, (Seal)

Julia G. Lanneau,  
~~Mrs. E.C. Dye.~~  
Mrs. Augusta Sprott Dye.

State of South Carolina,  
County of Greenville.

Personally comes Mrs. Augusta Sprott Dye and makes oath that she saw the within named Lucile-Miller and Ernest C. Dye sign and seal the within written instrument, and that she with Julia G. Lanneau witnessed the execution thereof.

Sworn to before me this 24, day  
of May, 1913.

Mrs. Augusta Sprott Dye

~~Mrs. E.C. Dye~~

J. R. Rutledge (L.S.)  
Notary Public, S.C.



Recorded for May 28th, 1913.