

And it is further agreed that should any of the buildings on said premises be damaged by wind-storms or lightning, or by fire, or other accident not caused by the said Lessee or his agents, the said Owner shall, within two weeks after such destruction or injury, elect whether he will repair and restore such buildings to their former condition (in which case this lease shall continue as though no such injury has occurred, and the rent shall be abated or reasonably diminished during the period in which such buildings shall remain untenable,) or whether he will not so repair and restore said building (in which latter event he shall within said period of two weeks give written notice of such election to the said Lessee, who shall at once remove and surrender possession of such premises, and in such event, this lease shall immediately become null and void.)

And it is further mutually agreed that if any instalment of rent shall be past due and unpaid for a period of ten days or if such Lessee, or any person, or corporation, occupying such premises shall be adjudged a bankrupt, or bankrupts, or shall become insolvent, or shall make an assignment for the benefit of creditors, or if said Lessee shall make default in or violate any of the covenants agreements, terms or conditions of this lease, the said Owner may thereupon, or within a reasonable time thereafter, terminate this lease and without suit or process, re-enter and retake possession of said premises, and remove all persons therefrom as tenants, holding over after the expiration of their lease and for non-payment of rent; and the said Lessee hereby waives any and all notice from said Owner of any such intention, or fact of termination.

And it is further mutually agreed that in case of any litigation or dis-agreement between the parties hereto, any Judge of the Circuit Court of said State, may at Chambers, or otherwise, whether in or out of the County of Greenville, appoint a receiver with power to take possession of said premises, and collect the rents thereof, pending such litigation or until the adjustment of such dis-agreement.

And it is further agreed that the said Owner and his agents shall have the right and privilege at all reasonable times to inspect said premises.

And it is further agreed that this contract shall extend to bind the heirs, executors, administrators, successors and assigns of the parties hereto.

In Witness Whereof the parties hereto have set their hands and seals in duplicate.

In Presence of:

Lydia E. Sullivan,
Stephen Nettles
Rupert Scruggs,
Rupert Scruggs,
State of South Carolina,
County of Greenville.

J.N. Bell (L.S.)
Owner.
By J.H. O'Neall
President & Treas.
And P. F. Cureton,
Secretary.
Lessee.

Personally appeared before me Lydia E. Sullivan and made oath that she saw the within named J.N.- Bell sign, seal and as his act and deed, deliver the within written instrument and that she with Stephen Nettles witnessed the execution thereof.

Sworn to before me this 13th day of January A.D. 1913.

Stephen Nettles (L.S.)
Notary Public for S.C.

Lydia E. Sullivan

(Next page)

State of South Carolina
County of Greenville.

Personally appeared before me Rupert Scruggs and made oath that he saw J.H. O'Neal as President and Treasurer of Greenville Bakery Company, and P. F. Cureton as Secretary of said Company, sign, seal and as the act and deed of said corporation deliver the within written Instrument and that he ~~with~~ witnessed the execution thereof.

Sworn to before me this 7 day of March ~~January~~ A.D. 1913.

J. J. McSwain (L.S.)

Rupert Scruggs

Notary Public for S.C.

Recorded for March 8th, 1913.

~~State of South Carolina, County of Greenville.~~

(Deed 75 B)

State of South Carolina,
County of Greenville.

Whereas, heretofore, to-wit, on or about the 14th day of July, A.D. 1899, O.P. Mills, Trustee for S.C. Mills, M.G. Crosswell, A.G. Gower, Charles E. Gower and Lola G. Carpenter, executed and delivered to Mamie Dawkins his certain deed in writing, bearing date the 14th day of July, A.D. 1899, and recorded in the office of Register of Mesne Conveyance for said County and State on the 6th day of March, A.D. 1909, in Book No. 4 of Deeds, at page 86, thereby conveying to the said Mamie Dawkins the tract of land hereinafter described:

And, whereas, the second of the courses in said deed was erroneously given as "N. 20-1/4 E." instead of "S. 20-1/4 E.", by reason of which error some uncertainty has arisen as to the true dimensions of said lot;

And, whereas, it is desired to correct said error;

Now, therefore, know all men by these presents that I, O.P. Mills, Trustee for S.C. Mills, M.G.-

Crosswell, A.G. Gower, Charles E. Gower and Lola G. Carpenter, in consideration of the premises and of the sum of one dollar (\$1.00) to me in hand paid, at and before the sealing and delivery of these presents by the said Mamie Dawkins (the receipt whereof is hereby acknowledged) have remised, released and quitclaimed, and by these presents do remise, release and forever quitclaim unto the said Mamie Dawkins and her heirs and assigns all my right, title, interest, estate, claim and demand whatsoever, both at law and in equity, in and to all that certain piece, parcel or lot of land situate, lying and being on the extension of Gower Street, near Birnie Street in the Fifth Ward of the City of Greenville, County of Greenville and State aforesaid, being shown as lot No. 7 in a survey of the Ware land by W.T. Slaughter and more particularly described as follows, to-wit:

Beginning at a stake on Gower Street, corner of lot No. 8 and running thence with said Street S. 69-3/4 W. sixty-five (65) feet to stake on Cornelia Jenning's corner; thence S. 20-1/4 E. one hundred and twenty (120) feet with her line to stake on line of lot No. 5; thence N. 69-3/4 E. sixty-five (65) feet with lot No. 5 to stake on corner of lot No. 8; thence N. 20-1/4 W. one hundred and twenty (120) feet to the beginning corner, containing 7800 square feet, more or less; this being a portion of the land conveyed to the late Thomas G. Gower by the late L.C. Bolling, -

(Over)