

State of South Carolina,
Greenville County

This agreement entered into this 14th day of February 1911, between George R. Koester, proprietor of The Daily Piedmont, party of the first part, hereinafter known as "Lessor", and Piedmont Shoe Company, party of the second part, hereinafter known as "Lessee".

WITNESSETH, that for the consideration hereinafter mentioned the Lessor has let and rented to the Lessee, and the Lessee has rented and taken from the Lessor for the period of four years and two months from the 1st. day of April 1911, the premises hereinafter described, the rental to be paid in monthly installments of forty dollars, due and payable on the first day of each Calendar month, and should default be made for thirty days in the payment of any installment the Lessor have the right to enter without notice and take possession of the premises, and this lease shall thereupon end and determine. Provided that after the 1st. day of June 1913 the rental shall be forty-five dollars per month. The Lessee agrees that he will not carry on any business of any kind of a dangerous character or which will increase the first risk, and hereby agrees that he will not suffer or permit any nuisance upon the said premises. That he will keep the building in good condition at all times and pay for all damage or injury thereto, except such as may be due to reasonable wear and tear, and at the conclusion of the tenancy, or sooner expiration of this lease, he will surrender the premises in as good condition as when received.

The premises which the Lessee is to receive are as follows: The front part of the store-room of the building now occupied by The Daily Piedmont, extending from Main Street back to the stairway which leads from the editorial room to the ground floor. The Lessor is to remove the Stairway at his expense. All work, alterations and changes are to be made by the Lessee at his expense, except as above specified. The Lessee shall have the privilege of subletting the premises to persons of good standing and character, who may desire to engage in the Tailoring, dry goods, clothing, hardware, shoe, millinery, furniture, jewelry or stationary business, or business incident or pertaining thereto, but any other subletting shall be only with the written consent of the Lessor or his assigns. It is further agreed that the Lessee shall have the use of the room in the middle of the building commonly known as the "plunder room", for the purpose of keeping coal, wood and kindling, together with the Lessor. It is further agreed that the Lessee shall have the use of a toilet room now in the building down stairs, and shall have the privilege of putting in another in the "Plunder room", if he so desires, at his own expense.

In witness whereof the parties have hereunto set their hands and seals the day and year first above written.

In the presence of:

Wyatt A. Taylor,
Jos. W. James.

Geo. R. Koester, (SEAL)

Piedmont Shoe Co. (SEAL)
A.M. Scarborough,
Sec. and Treas.

The inside improvements made, including shelving and electrical fixtures put in by Piedmont Shoe Co. does not belong to the building and the said Piedmont Shoe Co. are authorized to remove the shelving and electrical fixtures at the termination of said lease:

The above is agreed to by me as owner of said building. Hovey Smith.
State of South Carolina,
County of Greenville.

Personally appeared before me Jos. W. James, who being duly says that he saw the within named Geo. R. Koester and Piedmont Shoe Company by A.M. Scarborough, Sec. and Treas. sign, seal and deliver the foregoing written instrument for the purposed therein set forth and that he with Wyatt A. Taylor witnessed the execution thereof.

Sworn to and subscribed to before me this 14th-day of March, 1913.

J. Frank Eppes (Seal)
Notary Public for S.C.

Jos. W. James

Recorded for March 14th, 1913.

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of the sum of \$1.00 paid by J.R. Glaziner of Transylvania County, North Carolina, receipt of which is hereby acknowledged, we do hereby contract and agree with the said J.R. Glaziner to convey to the said Glaziner and his heirs and assigns all those certain tracts and parcels of land situate, lying and being in the Counties of Greenville & Pickens, State of South Carolina, and known as the Benjamin Masters lands.

FIRST TRACT: Lying on Big Laurel Creek, being the land conveyed to Benjamin Masters by William-Southerland by deed dated the 12th. of March, 1838, containing 586 acres.

SECOND TRACT: Being the same lands conveyed to S.D. Keith by John Masters by deed dated Dec. 12th. 1861, suppose to contain 1,000, acres. Described as follows, to-wit: Bounded on the South by the South Saluda River, and running up the River to a rock corner; thence due North 147 & 50/100 to a rock; thence due East to Slicking Creek to a rock; thence down Creek to or near a ford on said Creek to a spruce pine; thence Southwest course to a chestnut oak; thence back to the beginning corner, a beach on the bank of the said Saluda River.

The above two tracts being the same land conveyed by Ben & Rebeca Masters by deed dated March 26, 1896, and is recorded in Vol. 12, page 301 of the records of deeds of Greenville County, reference to which record is hereby made for a further description.

THIRD TRACT: Lying and being in Pickens County, S.C. Known as the Hickory nut Mountain tract containing 900 acres, deeded by William Southerland to Benjamin Masters, February 26, 1838.

(Second tract in said deed, deeded by William Southerland to Benjamin Masters, Dec. 28th. 1854, containing 313 acres, adjoining home place, and known as the Green Creek tract. Third tract in said deed containing 253 acres, deeded by S.D. Keith to Benjamin Masters, March 26, 1861, and known as the South Mountain tract, making in the aggregate 1,466 acres.)

The ~~three~~ last tract~~s~~ being the same land described in a deed from Benjamin and Rebeca Masters to W. Perry Masters bearing date of March 26, 1896, reference to which deed is hereby made for further description.

And that we will execute and deliver to the said Glaziner his heirs and assigns at his or their request at any time on or before the expiration of six months from date hereof a good and sufficient deed for the said land with full covenants and warranty; provided, and upon condition, nevertheless, that the said Glaziner, his heirs or assigns, pay to me or to my representative or assigns the sum of \$5.00 per acre. It is understood and agreed that the said sale is to be made at the option of the said Glaziner or his heirs or assigns to be exercised on or before the expiration of said term of six months; and it is further understood and agreed that if the said Glaziner, his heirs or assigns, shall not demand of me the deed herein provided for and tender payment as herein provided for, on or before the expiration of the said 6 months, then this agreement is to be null and void.

And to the true and faithful performance of this agreement I do hereby bind myself, my heirs, executors and assigns, to the said J.R. Glaziner, his heirs and assigns,
Witness my hand and seal, this the - - - day of February, 1913.

O.W. Clayton,
J.K. Masters,
Witnesses.

W.P. Masters, (SEAL)

Margrett X Masters, (Seal)

North Carolina,

Transylvania County.

The execution of the within contract or agreement was duly proven, by the oath and examination -