

State of South Carolina,
County of Greenville.

This Agreement made, this 1st, day of September A.D. 1913, between Julius H. Heyward of the one part, and P.C. Stokes of the other part, witnesseth:

That the said J.H. Heyward lessor, has leased, and does hereby lease to the said P.C. Stokes lessee, the premises known as Number 601 Washington Street, in the City of Greenville, County of Greenville, State aforesaid for the term of Two years, beginning on the 1st, day of September A.D. 1913, and ending on the 31st, day of August A.D. 1915.

And the said lessee hereby agrees, for himself, and his heirs, to pay for the use of said premises for said term, the sum of One thousand & eighty dollars, as follows, to-wit: Forty-five Dollars on the 1st, day of September A.D. 1913, and forty-five dollars on the 1st day of each succeeding month thereafter, until the said sum of \$1080.00 Dollars shall have been fully paid; and should any one of said monthly payments or any part thereof be due and unpaid for the space of five days, then and in such case, the whole unpaid balance of the said \$1080.00 dollars shall forthwith become due and the lessor his heirs or assigns shall have the right to forthwith collect the same with costs and expenses, by any means provided by law for the collection of rents in arrear, and any personal property found upon said premises shall be, and is hereby made liable for said rent, this agreement being hereby made and constituted a lien upon such property, prior to all other liens except taxes or assessments for public purposes.

And the said lessee further hereby agrees to replace at his own expense, all glass broken on said premises, and to keep the building and all parts thereof in good repair, and should the said lessee fail, at any time to make said repairs when required by the lessor, his heirs or assigns, so to do, then and in such case the said lessor, his heirs or assigns, shall have, and is hereby given the right to enter upon said premises and have said repairs made, and any expense incurred in so doing shall be added to the above stated rent, and shall be collectible as rent, as soon as so incurred.

And the said lessee further agrees hereby to make no alterations in, nor additions to, any of the buildings on said premises, without the previous written consent of the lessor, his heirs or assigns; not to sub-rent said premises, or any part thereof, without the previous written consent of the lessor, his heirs or assigns, and to deliver up possession of said premises at the expiration of this lease, to the lessor his heirs or assigns, in good repair and condition, and without delay.

And it is further hereby agreed that this lease shall not be assigned by the lessee, to any person or persons whomsoever without the previous written consent of the lessor his heirs or assigns; that the lessee shall not sell his stock of goods in bulk, without the previous written consent of the lessor, his heirs or assigns; and should the said lessor attempt to assign this lease to any one or attempt to sell said stock of goods in bulk without the previous consent of the lessor, his heirs or assigns; or should the said lessee fail or refuse at any time to comply with any of the terms of this lease as above set forth, then and in either of such cases, the lessor his heirs or assigns shall have the right at their option, to declare this lease forfeited, and to forthwith collect any balance of said \$1080.00 dollars rent, then remaining unpaid.

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Witness the hands and seals of the said parties the day and year above written.

In the presence of:
E.E. Johnson, Julius H. Heyward, (Seal)
H.E. Schriever, P.C. Stokes, (Seal)

The State of South Carolina,
Greenville County.

Personally appeared before me ~~H.E. Schriever~~ H.E. Schriever and made oath that he saw the within named Julius H. Heyward and P.C. Stokes sign, seal and as their act and deed deliver the within written instrument and that he, with ~~H.E. Schriever~~ E.E. Johnson witnessed the execution thereof. Sworn to before me this 6th, day of September A.D. 1913.

H.E. Schriever
P.S. Butler (L.S.)
Notary Public, S.C.

Recorded for September 12th, 1913.

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State of South Carolina,
County of Greenville.

Whereas the Board of Trustees of Greenville Female College did at a meeting of said Trustees held on June 1913, unanimously pass a resolution authorizing the conveyance of the lots of land, hereinafter described, unto the Trustees, hereinafter mentioned, upon the trust and with the powers hereinafter set forth.

NOW, THEREFORE, in pursuance of said resolution Greenville Female College, a corporation, duly created under the laws of said State in consideration of the premises and of the sum of FIVE (\$5.00) Dollars to it in hand paid at and before the sealing of these presents by D.C. Durham, C.M. McGee and W.J. Thackston, hereinafter referred to as Trustees, of the County and State aforesaid, has granted, bargained, sold and released and by these presents does grant, bargain, sell and release unto the said Trustees those two certain lots of land situate in the City of Greenville, in the County and State aforesaid, to wit:-

- (1) That lot on College Street containing One (1) Acre; Two (2) roods and thirty-two (32) poles, as follows:- Beginning at an iron pin on College Street at corner of lot now of E.W. Carpenter, formerly of Mrs. Jennie L. Goodwin, and running thence with College Street S. 67 E. 190 ft. 1 inch, to an iron pin, corner of lot of said Greenville Female College; thence N. 23-1/4 E. 360 ft. 3 inches with line of said Greenville Female College to a stake; thence N. 67-3/4 W. 156 ft. 3 inches to a stake on corner of lot formerly of Mrs. Jennie L. Goodwin; thence S. 32 W. 198 ft. 5 inches to a stake; thence S. 23-1/2 W. 164 ft. 8 inches to the beginning corner on College Street, being the same lot conveyed to Bettie H. Orr by Mary P. Lake by deed of February 2nd, 1882, Recorded in Vol. M.M., page No. 672.
- (2) Also that other lot on Marshall Avenue at corner of lot of said Greenville Female College, as follows:- Beginning at a stake 3/4 on Marshall Avenue at corner of lot of said Greenville -

(Over)