

It is agreed that time is of the essence of this contract, and if the said payments are not made when due we shall be discharged in law and equity from all liability to make said deed, and may treat said Allen J. Graham as tenant holding over after the termination, or contrary to the terms of his lease, and shall be entitled to claim and recover, or retain if already paid the sum of one thousand dollars per year for rent, or by way of liquidated damages, or may enforce payment of said note.

In witness whereof, Markley Realty Company has caused this contract for title to be signed by its President and its corporate seal affixed by its Secretary this the 10th, day of December, 1913.

Executed in presence of:

T.C. Gower, Markley Realty Company  
F.W. Symmes, By J.E. Serrine, President.  
Attest: B.E. Geer, Secretary.

State of South Carolina,  
Greenville County.

Personally appeared F.W. Symmes who says on oath that he with T.C. Gower witnessed the execution of the foregoing by J.E. Serrine, President, and B.E. Geer, Secretary.

Sworn to before me this 15

day of Dec. December 1913.

F.W. Symmes

C.F. Haynsworth (Seal)

Notary Public for S.C.

Recorded for December 18th, 1913.

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(Release - no chgs.)

State of South Carolina,  
County of Greenville.

Whereas, heretofore, to-wit: on the 28th, day of August 1913, J.B. Austin executed and delivered unto me his deed, commonly called a mortgage whereby he conveyed to me by way of mortgage one hundred and thirty-six (136) acres of land situate, lying and being in the County and State aforesaid, a description of which will appear by reference to the same on record in the office of Register of Mesne Conveyance for the County and State aforesaid in M.R.E. Book No. 34 at page 116, the same being given to secure the payment of an indebtedness of One thousand four hundred and twenty one and ninety-five-one hundredth (\$1421.95) Dollars.

NOW KNOW ALL MEN BY THESE PRESENTS, That I, Mrs. Laurintine Austin, for value received do hereby release and relinquish eight & 29/100 acres of the said tract of land from the said mortgage indebtedness and the same is discharged from all encumbrances by virtue of the said mortgage; the said eight and twenty-nine-one-hundredth (8-29/100) acres of land being the same conveyed to W.V. Kirby by J.B. Austin on the 29th, day of December 1913.

Witness:

O.K. Poore,  
Amanda C. Austin,  
State of South Carolina,  
County of Greenville.

Laurintine Austin.

Personally appeared before me O.K. Poore who being duly sworn says that he was present and saw the within named Mrs. Laurintine Austin sign, seal and as her act and deed deliver the within written instrument and that he with Amanda C. Austin witnessed the execution thereof.

Sworn to before me this  
30th, day of December 1913.  
Henry R. Campbell,  
Not. Pub. for S.C.

O.K. Poore

(For the deed to the above Release, see deed book Vol. 26, at page 180.)

Recorded for December 31st, 1913.

State of South Carolina,  
County of Greenville.

This indenture made this 11th day of November, 1913, by and between John McH. Mauldin, Eliza K.-Mauldin, and Clarence Howland, Executors of the Will of Wm. L. Mauldin, deceased, parties of the one part, hereinafter called "Lessors", and John P. Alexas, of the other part, hereinafter called "Lessee, WITNESSETH:

That the Lessors have granted and leased, and do hereby grant and lease unto the lessee the storeroom on the South side of West Washington Street, Greenville, South Carolina, known as number 107 West Washington Street, and being the same premises now occupied by Goldstein.

To have and to hold the said premises unto the Lessee, his executors, administrators and assigns for the full time of five (5) years, commencing with the 1st day of January 1914, and ending with the 31st day of December 1918.

And the Lessee does hereby covenant to pay therefor an annual rental of Five Hundred and forty Dollars (\$540.00) payable in equal monthly installments of forty-five dollars (\$45.00), said monthly instalments to be paid in advance, the first falling due on the 1st day of January 1914. It is agreed that if the rent for any month shall be as much as thirty (30) days in arrears the Lessors, at their option, may immediately or thereafter declare this lease terminated, enter upon the premises, and resume possession thereof without resort to legal process. And the Lessors shall have the right at all times, and under any circumstances to enter upon the premises in order to inspect the condition of the same.

It is further agreed that no unlawful business or pursuit shall be carried on upon the said premises, and in case of any violation of this provision the Lessors shall have the same rights as is hereinbefore provided in the case of rent being in arrears for thirty days.

It is further agreed that the Lessee shall keep the premises in good repair, and return them at the end or earlier termination of this lease in as good condition as they were received, save for natural decay and unavoidable accident or act of God.

All alterations shall be made at the expense of the Lessee, and none shall be made by him without the written consent of the Lessors.

It is further agreed that the Lessee shall not assign this lease nor sublet any part of the premises without the written consent of the Lessors, and in case of any violation of this provision the Lessors shall have the same rights as is hereinbefore provided in the case of rent being in arrears for thirty days.

It is further agreed that in case the Lessors should determine to make substantial improvements on the premises, they shall have the right to cancel this lease at the end of the fourth (4th) year, or any time thereafter, but in such case the Lessee shall be entitled to at least sixty (60) days' notice in writing of such intended cancellation. The destruction of the premises by fire or other casualty shall terminate this lease.

Witness the hands and Seals of the parties of the first part as Executors, and of the party of the second part at Greenville, S.C., the day and year first hereinabove stated.

Witnesses as to Clarence Howland:

Clarence Howland,  
----- (Seal)  
John P. Alexas, (Seal)  
Eliza K. Mauldin, (SEal)  
John McH. Mauldin, (Seal)

Joseph Reilly,

Sanford Denniston,

(Over)