

## VOL. 32. TITLE TO REAL ESTATE.

STATE OF SOUTH CAROLINA.,  
COUNTY OF GREENVILLE.,

THIS CONTRACT made and entered into this, the first day of September, 1914, by and between Theron Earle, party of the first part, and J. B. Caudle, J. L. Hobbs, and N. C. McIver, parties of the second part, doing a Mercantile business in the City of Greenville, State aforesaid;

WITNESSETH;

First: That the party of the first part does hereby lease and rent unto the parties of the second part, a certain store room, including the first floor and basement on the Corner of Main and Coffee Streets, in the City of Greenville, known as No. 124, in the plan of the City; for a period of two (2) years; beginning September 1st, 1914, and ending August 31, 1916, at a rental of ONE HUNDRED AND SEVENTY FIVE Dollars (\$175.00) per month, for the months of September, October, November and December of the year 1914, and TWO HUNDRED DOLLARS (\$200.00) per month for the balance of the term.

SECOND; That the parties of the second part do hereby agree to pay the rent promptly on the first of each and every month,

THIRD; That the parties of the second part further agree and covenant not to make any changes in the said Store Room, or to do any painting on the inside or outside of the said Store Room without the written consent of the party of the first part, and to return the premises in as good condition as they receive them, the usual wear and tear thereof excepted, and to be responsible for all breakage of glass while in their possession.

FOURTH; That the parties of the second part hereby covenant and agree not to assign, sunlet or transfer this contract or any right thereunder, without the written consent of the party of the first part; and should the parties of the second part go out of business for any cause before the end of this period, they, or their assigns and representatives, shall at once become liable for the said amount that may be due for the balance or rent for that year.

FIFTH: That each party to this contract hereby agrees to give to the other party to the said contract ninety (90) days notice as to whether or not they may wish to renew the said contract or terminate the same.

IN WITNESS WHEREOF the parties hereto have hereunto set their hands and seals, this, the first day of September, 1914.

Signed, sealed and delivered  
in the presence of:

L. J. Walker,

G. W. Childress,

Theron Earle ( Seal )  
Party of the first part.

J. B. Caudle ( Seal )  
Party of the second part.

J. L. Hobbs, ( Seal )  
Party of the second part.

N. C. McIver ( Seal )  
Party of the second part.

SOUTH CAROLINA,  
GREENVILLE COUNTY.

Personally comes before me L. J. Walker, who on oath says that he saw the above named Theron Earle, J. B. Caudle, J. L. Hobbs and N. C. McIver sign, seal and as their act and deed deliver the foregoing Agreement or Contract, and that he with G. W. Childress witnessed the execution of same.

Sworn to and subscribed before  
me this 10 day of March, 1915.

B. A. Morgan ( Seal )  
Notary Public, S.C.

L. J. Walker,

Recorded for March 10th, 1915.