

VOL. 32. TITLE TO REAL ESTATE.
STATE OF SOUTH CAROLINA.,
County of Greenville.,

WHEREAS, E.A. Gilfillin and L.B. Houston, of the County and State aforesaid, hereinafter named parties of the first part, and Mrs. Kate S. O'Neal of said County and State, hereinafter named party of the second part, have entered into a contract, the terms of which are hereinafter set forth,

NOW, Therefore, this indenture made the 10th day of August A.D. 1915, between the said parties of the first part and the said party of the second part, WITNESSETH:

THAT the parties of the first part have hereby let and rented to the party of the second part, and the party of the second part has hereby hired and will take from the party of the first part, a two-story brick metal roof building and a one story brick metal or gravel roof building, immediately in the rear thereof, to be erected by the parties of the first part, on lot situate on the corner of Washington and Irvin Streets, in the City of Greenville, when completed according to contract as hereinafter specified, for the term of five years, commencing on the first day of December, 1915, at a monthly rental of One Hundred and Twenty-Five (\$125.00) Dollars, per month, payable at the end of each month, with the privilege of an additional period of five (5) years thereafter, the amount of rent to be then agreed upon by the parties, it being distinctly understood and agreed, however, that the monthly rental is not to exceed the sum of One Hundred and Sixty (\$160.00) Dollars,

That the parties of the first part in consideration of the payment of the rent as herein-above set forth, hereby agree to construct a two story brick metal roof building, sixty-four (64) feet on Washington Street, sixty (60) feet on Irvin Street, and also adjoining same, a one story brick metal or gravel roof building, thirty-seven (37) feet on Irvine Street by sixty-four (64) feet depth, according to plans and specifications heretofore shown to the party of the second part which are incorporated and made a part of this contract except the interior arrangements shall be modified & constructed as orally agreed upon,

It is further agreed that the parties of the first part will have completed as herein specified and will turn over to the party of the second part this entire building and its appurtenances by the first day of December A.D. 1915, or as soon thereafter as possible, all ready for use and occupancy, and the rent as herein-above stipulated is to begin the first day of December 1915, or upon the completion of said building,

It is further understood and agreed that any machinery, ovens, fixtures etc, that the party of the second part may place in said building, are to be removed by her at the expiration of or other determination of this lease, provided the terms of this lease are fully complied with in every respect,

It is further agreed that in case the said building shall be destroyed or be so injured by the elements, by fire or any cause so as to be untenable and unfit for occupancy, then and in such event, this lease shall cease and determine and both parties released from further continuance of same.

And the said party of the second part covenants and agrees to pay to the parties of the first part the said rent upon the conditions and terms as herein specified; and at the expiration of or other determination of said lease, the party of the second part will quit and surrender the premises hereby demised in as good state and condition as reasonable use and wear thereof will permit damages by the elements and destruction of the building or any part thereof, excepted,

And it is further agreed by the parties to these presents that if two months rent shall at any time be in arrear and unpaid, the parties of the first part shall have the right to annul and terminate this lease, and it shall be lawful for them to re-enter and forthwith dispossess the said party of the second part and take possession of the premises hereby demised,

And the said parties of the first part covenant and agree that the party of the second part on paying the rent as aforesaid and performing all the covenants aforesaid, shall and may peaceably and quietly hold and enjoy the demised premises for the term and time aforesaid,

IN WITNESS whereof the parties have hereunto set their hands and seals in duplicate this 10th day of August A.D. 1915,

Signed, sealed and delivered
in presence of:
B.R. O'Neal,
J.J. McSwain.,

E.A. Gilfillin.,
L.B. Houston., (Seal)
Parties of the first part,

Kate S. O'Neal, (Seal)
Party of the second part,

STATE OF SOUTH CAROLINA.,
County of Greenville,

PERSONALLY appeared before me B.R. O'Neal, who upon being duly sworn says that he saw the within named E.A. Gilfillin, L.B. Houston and Mrs. Kate S. O'Neal, sign, seal and as their act and deed, deliver the within written deed and that he with J.J. McSwain, witnessed the execution thereof

Sworn to and subscribed before
me this the 11th day of August, A.D. 1915,
J.J. McSwain., (Seal)
Notary Public for S.C.

B.R. O'Neal,

Recorded for August 12th, 1915.,