

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

I, Martha A. Davenport lessor in consideration of the rental hereinafter mentioned, have granted, bargained, and released, and by these presents do grant, bargain, and lease unto T.R. WATKINS MUSIC CO. lessees the Two story, brick, metal roof building on the North side of West Washington Street in the City of Greenville, S.C. and known as Street No. 112. for the term of Three (3) years, viz: From March 1, 1916 to February 28, 1919 and the said lessees in consideration of the use of said premises, for the said term, promise to pay the said lessor the sum of Three Thousand & Sixty & NO/100 Dollars, payable in monthly installments, as follows:

First twelve months \$65.00 per month: SEcond twelve months \$90.00 per month: Third Twelve months \$100.00 per month;..... First paymant due April 1, 1916. Subject to the following conditions:

All water rents to be paid by the lessees, and all frozen and broken water pipes to be repaired by the lessees at their own expense.

It is also further agreed that this lease is not transferrable by either party.

It is also further agreed that the lessor shall not be liable for any damages that may occur from leaks, etc., or any other unavoidable accidents.

It is also agreed by the parties hereto that the destruction of the premises by fire or other casualty, or one month's arrear of rents, shall terminate this lease at the option of the lessor.

TO HAVE AND TO HOLD the SAId premises unto the SAId lessees their executors administrators and assigns for the said term. The lessees agree to make good all breakage of glass, and all other injuries done to the premises during the term, except such as are produced by natural decay and unavoidable accidents, and agrees to make no repairs, improvements or alterations in the premises without the written consent of the lessor.

Witness our hands and seals, the 27th day of January 1916.

Witness:

M. C. Davenport
As to Martha A. Davenport
A. E. Bentley
E. A. Gilfillin

Martha A. Davenport (SEAL)

T. R. Watkins Music Co. (SEAL)

By T. R. Watkins, Pres. (SEAL)

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Personally comes E.A. Gilfillin and makes oath that he saw the within named T. R. Watkins sign, and seal the within written instrument, and that he with A. E. Bentley witnessed the execution thereof.

Sworn to before me, this 27th day of January, 1916.

E. A. Gilfillin.

James Birnie (L.S)
Notary Public, S.C.

Recorded January 31, 1916.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

Whereas, Sarah J. Hart died leaving of force her last will and testament which was probated in the office of the Judge of Probate for Greenville County on the 28th day of December, 1915, A.

And whereas we C. M. Hart, L.C.Hart and H. B.Hart were named executors in said will and have qualified as such.

And whereas the said Sarah J. Hart was seized and possessed of the within described lands at the time of her death, and we the said C.M. Hart, L.C. HART and H. B. Hart are the only devisees under said will,

And whereas we desire to partition said lands of Sarah J. Hart, deceased, in kind.

Now know all men by these presents that we C.M. Hart, L.C. and H.B. Hart as executors of the will of Sarah J. Hart and L.C. Hart and C.M. Hart in our individual right for and in consideration of the premises and of the further sum of five dollars, to us in hand paid, at and before the sealing of these presents by H.B. Hart, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released and by these presents do grant, bargain, sell and release, unto the said H.B. Hart, his heirs and assigns, all that piece, parcel or tract of land situate lying and being in Greenville County, South Carolina, on the Jones Gap road, beginning at a black gum gone stump and running thence N. 52 E 92.10 to a white oak, thence N. 7 1/2 E 21.45 to a post oak, thence S 78 E 5.65 to a post oak down, thence S 29 E.34.75 to a stake, thence S 52 1/2 W 56.30 to a post oak stump, thence S 1 W 17.00 to a chestnut Oak gone stump, thence S 84 W. 45.42 to a persimmon tree gone, across the branch, thence N 39 W. 13.90 across the Jones Gap road to the beginning corner, and containing two hundred and eighty

See next page.