

THIS INDENTURE made and concluded at Greenville, S.C. this first day of April nineteen hundred and sixteen by and between George W. Orr, of Winston Salem, N.C. through his Agent Henry H. Orr, the Lessor of the first part, and Fred H. Cooper, of Greenville, S.C. the lessee of the second part, WITNESSETH, That the said George W. Orr, has granted and leased, and by these presents do grant and lease unto the said Fred H. Cooper the building on West Broad St, covering a lot 45' fronting Broad St. by 100 deep known as Cash Garage known as No. 125 West Broad St. with all the appurtenances there to belonging:

TO HAVE AND TO HOLD the said premises unto the said Fred H. Cooper party of Second Part, his Executors, Administrators and Assigns, for the full term of One Year commencing on the first day of April 1916 and ending on the thirty-first day of March 1917 yielding and paying therefor at the rate of Fifty Dollars per month payable first.

And the said Fred H. Cooper, Executors, Administrators and Assigns, for and in consideration of the above letter premises, do covenant and agree to pay to the said George W. Orr, Executors, Administrators and Assigns, the above stipulated rent, in the manner herein required. And it is further agreed that unless one months notice, in writing, be given previous to the expiration of the period herein specified by the Lessor to the Lessee of his desire to have possession of the premises, or to change the condition of the Lease after the expiration, or the like notice to be given by the Lessee to the Lessor of his intention to vacate the premises after such expiration; then it is hereby agreed that this lease will be considered as extended and binding in all of its provisions for 1 month after such expiration; and so continue from month to month until such notice be given by either party previous to the expiration of such extended term. But the destruction of the premises by fire, or any other casualty, shall terminate this agreement. And it is mutually understood that the Lessee shall make no repairs at the expense of the Lessor; and any alterations or improvements desired by the Lessee at his own cost, must be done under the written sanction of the Lessor, and all such alterations or improvements shall be surrendered to the Lessor on the Lessee's removal. The Lessee shall make good all breakage of glass, and all other injuries done to the premises during his tenancy, excepting such as are produced by natural decay and unvoidable accidents. And it is also agreed that the said Fred H. Cooper, shall not convey this Lease or under-let the premises without the written consent of the said Geo. W. Orr.

AND it is further stipulated and understood by the parties to these presents, that if one months rent shall at any time be in arrear and unpaid, the Lessor shall have the right to annul and terminate this Lease, and it shall be lawful for him or his agent to re-enter and forthwith repossess all and singular the above granted and leased premises without hindrance or prejudice to his right to de-strain for all rent unpaid at such period.

And, lastly, it is agreed, that should said Fred H. Cooper assign, transfer, sell, remove, or in any manner dispose of the goods and chattels within the above leased premises, then the entire amount of rent that would accrue for the term of this lease and shall be considered as due and payable, and the Lessor shall be vested with the same rights as though the entire leased term had expired; but payment for the same shall entitle the said Fred H. Cooper, Executors, Administrators and Assigns to all his rights of possession to transfer (as provided for in this Lease) for the additional term.

The following Chattels are included in this lease; to wit:- One Electric Motor, one Power Lathe, One Emery Wheel, One Gasolina Outfit, One Compressed Air Outfit.

In Witness Whereof, the said parties have hereunto set their hands and seals the day and year first above written.

In The Presence of:  
P. J. Mayfield

Fred H. Cooper (L.S)  
Geo. W. Orr (L.S)  
By H. H. Orr, Atty. (L.S)

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE.

Personally came before me P. J. Mayfield and made oath that he saw the within named Fred H. Cooper sign, seal, and as his act and deed, deliver the within instrument, and that he witnessed the execution thereof.

Sworn to before me, this 9th day of May

Recorded May 9, 1916.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE.

WHEREAS, G.J. Douglass is now, and proposes to continue, conducting the business of buying selling and trading in live stock, buggies and harness, at Honea Path, in said State of South Carolina,

AND, WHEREAS, it is desirable to engage the service of someone to manage and conduct the same, and be in charge and control of the premises whereon the same is conducted;

Now, Therefore, it is agreed by and between the said G. J. Douglass and J.F. McKenzie, that said Douglass has employed, and does hereby employ and engage the said J. F. McKenzie to serve him in the management and conduct of the business of buying, selling and trading in live stock, buggies and harness at Honea Path, S.C. and said J.F. McKenzie, for such purposes does engage himself and agree to serve the said Douglass in said capacity, at such place and in said business, as aforesaid, that in consideration of the said services to be and performed, the parties hereto have agreed that the said J.F. McKenzie shall receive as compensation therefor one-half of all the net profits arising from said business so conducted and managed by him, the said J. F. McKenzie, the said net results to be arrived at by deducting from the gross earnings all expenses incident to the conduct of said business, the up-keep of the stock in trade, the cost of same, and any and every expense to which said business is put for the conduct and operation of same. That when any property or chattels are sold or disposed of, it shall be done in the name of the said Douglass, and all papers, liens, notes or other evidences of debt taken therefor, shall be taken to the said Douglass, and all monies expended by, for or on account of said business shall be done by the said Douglass, of his order. That all monies collected, papers or evidences of debt received, shall be forwarded immediately to the said Douglass, and that no debt or obligation shall be contracted whereby the said Douglass shall be bound except in the due course of said business and solely for the benefit of the said Douglass or business. That an accounting will be made at stated times to the said J. F. McKenzie by the said Douglass from the reports and accounts made and delivered to the said Douglass by the said J.F. McKenzie, and settlement in accordance therewith will be made at stated intervals, to wit: June 1st., 1916, and every three months thereafter.

That for and in consideration of the compensation as above stated, the said J. F. McKenzie does hereby agree to faithfully and diligently serve the said Douglass in the conduct and management of the said business, as aforesaid.

In witness whereof the parties hereto have in duplicate set their hands and seals this the 1st day of June, 1916.

Witness

E.M. Joyce  
R. E. Lollis

G. J. Douglass (SEAL)  
J. F. McKenzie (SEAL)

STATE OF SOUTH CAROLINA  
GREENVILLE COUNTY.

Personally appeared before me E.M. Joyce and made oath that he saw the within named J. F. McKenzie & G. J. Douglass sign, seal, and as their act and deed, deliver the within written Deed; and that he with R. E. Lollis witnessed the execution thereof.

Sworn to before me this 9th day of June 1916.

Walter M. Scott (L.S)  
Notary Public for S. C.

E. M. Joyce.

Recorded July 7, 1916.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

QUITCLAIM DEED.

Whereas, on September 13, 1906, I joined as tenants in common with others in common in the execution and delivery of a fee simple deed of conveyance with general warranty, of all that tract of land in said County and State on Mush Creek containing one hundred-ten and one-half acres, (110½) more or less, and known as the Old Bosewell place and being fully set out in a deed which is recorded in said R.M.C. Office for Greenville County, said State, in Vol. MMM at page 745, and

Whereas, it appears that the probate to my signature has never been recorded, and

Whereas, it appears that W. R. Forrest has subsequently conveyed said land to Mrs. Annie Burnette, as Committee for Mrs. Mary J. Maxwell, and

Whereas, said land was recently sold by order of the Probate Court in a proceeding to administer and wind up the estate of the said Mary J. Maxwell, and

Whereas, the said Annie Burnett was the purchaser of said land at said sale,

Now, In consideration of the premises and in further consideration of the sum of one dollar to me in hand paid, I do hereby release, renounce, quit, claim, bargain and sell and convey unto the said Annie Burnett, and to her Heirs and Assigns, all my right, title and interest, present and prospective in and to said tract of land or any part thereof.

TO HAVE AND TO HOLD unto the said Annie Burnett her Heirs and Assigns in fee simple forever.

In Witness whereof I have hereunto set my hand and seal this 12, July, 1916, and in the one hundred and forty-first year of the Independence of America.

J. J. McSwain  
J. A. F. Burnett

Nannie Trammell (L.S)

see next page.