

(6) North 31° 45' West along said line, (produced) 52.6 feet to point or place of beginning.

Said strip of land being one which is 27 feet in width, lying parallel with and contiguous to present right of way, and extending from Henry Prigg's line (produced) to Buncombe Street; containing 0.94 to a acre, and being shown in yellow upon blue print map of survey made by F. Furlow, Engineer, dated August 26th, 1916, hereunto annexed and made a part of this deed, designated as map No.3.

To have and to hold the said land, together with all and singular the rights, members, tenements hereditaments and accoutrements unto the same belonging, or in any wise appertaining, unto the said Atlanta & Charlotte Air Line Railway Company, its successors and assigns, forever, in fee simple.

The said F.W. Poe Manufacturing Company, For itself, and its successors and assigns, covenants and agrees unto and with said Atlanta & Charlotte Air Line Railway Company that it is lawfully seized of said land in fee and has the right to make this conveyance; that the said land is free from any encumbrances, and that it will, and its said successors and assigns shall, forever warrant and defend the title to said land unto said Atlanta & Charlotte Air Line Railway Company, its successors and assigns, against itself and its successors and assigns, and against any and all persons lawfully claiming or to claim the same or any part thereof.

In witness whereof, the said F.W. Poe Manufacturing Company has caused these presents to be executed and its corporate seal to be hereunto affixed and attested by its proper officers thereunto duly authorized on this 30th day of August, A.D. Nineteen Hundred and Sixteen, and in the One Hundred and Forty-first Year of the Sovereignty and Independence of the United States of America.

Signed, sealed and delivered in presence of:

F. W. Poe, Jr.

Eugenia E. Maxwell

Subscribing witnesses.

By F. W. Poe Manufacturing Company
F. W. Poe
President and Treasurer

L.S.

Attest:

H. F. Poe
Secretary

Approved:

Marion Brawley

W. C. Poe

W. E. Beattie

N. C. Poe, Jr.

Director, F. W. Poe Manufacturing Company.

STATE OF SOUTH CAROLINA
Greenville County.

On this 30th. day of August, 1916, at my office in the County aforesaid, personally appeared before me, a Notary Public for the State of South Carolina, in the County aforesaid, F.W. Poe, Jr. to me known, and known to me to be one of the subscribing witnesses to the foregoing deed, and made oath that he saw the within named F. W. Poe and H. T. Poe sign, and deliver the foregoing writing and deed, the said F. W. Poe as President and Treasurer, and the said H. T. Poe as Secretary of the said F. W. Poe Manufacturing Company, a corporation, as and for their act and deed, and as and for the act and deed of said F.W. Poe Manufacturing Company, a corporation, and that he, with Eugenia E. Maxwell, witnessed the due execution thereof on the day of the date thereof. Sworn to and subscribed before me this 30th day of August, 1916.

Notary Public
F. S. Barnes

F. W. Poe, Jr.

(Stamps canceled \$20.00)
Recorded September 2, 1916.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE.

THIS INDENTURE, made and entered into this _____ day of July 1916, by and between D. D. Davenport of Greer, State of South Carolina hereinafter called Lessor, party of the first part, and the SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY, a corporation, hereinafter called Lessee, party of the second part,

WITNESSETH:

That the Lessor, in consideration of an annual rental of Thirty Six (\$36.00) Dollars, to be paid in equal monthly installments by the Lessee, hereby leases unto the Lessee, its successors or assigns, for a period of 3 yrs 4 mos years, commencing the First day of August 1916, terminating November 30th, 1919 the following described premises, with the appurtenances, in the Town of Greer, State of South Carolina,

One (1) room adjoining room in which Central Office at Greer is located, this room to be used for storing tools and material.

Lessor hereby agrees that Lessee may sublet said premises.

Lessor hereby agrees to keep the said premises in good and tenable condition during the occupancy by said Lessee and that if he should fail to make the repairs necessary to keep said premises in such condition within thirty days after written notice from the Lessee the Lessee may at its option, make such repairs and deduct the cost of same from the rent.

Lessor hereby agrees to maintain said premises in as good condition as when received, ordinary wear and tear and damage by the elements excepted, and to pay Lessor the said rent as herein specified

If the rent hereunder shall remain due and unpaid for ten days after written notice from the Lessor to the Lessee, the lessor shall have the right to reenter the said premises, and to remove all persons therefrom.

Lessor covenants that the Lessee on paying the said yearly rent in the manner as herein provided, and performing the covenants aforesaid, shall and may peaceably and quietly have, hold and enjoy the said demised premises for the term aforesaid.

It is understood and agreed that should said premises be destroyed by fire, or otherwise rendered untenable, then and in that event the rent payable hereunder shall abate from the date of such destruction or injury, and the Lessee may at its option, quit and surrender possession of premises but, may, if it shall so desire, upon the completion of the repairs, or restoration of said building, re-occupy the same upon the terms and conditions herein set forth the rent to commence from the date of such re-occupation.

In witness whereof, the parties hereto have executed this Lease in duplicate the day and year first above written.

Signed, sealed and delivered by Lessee in the presence of:

Eunice M. Green
C. E. A. Lathrop

D. D. Davenport (L.S)

SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY

Signed, Sealed and delivered by Lessee
in the presence of

J. W. Gibson
E. R. Anderson

J.M. B. Harvey, Second Vice
President

A. Manpen

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

Personally appeared before me C. E. A. Lathrop who, on oath says that he saw the said D.D. Davenport sign and seal, and as his act and deed, deliver the above written lease, and that he with Eunice M. Green witnessed the execution thereof.

Witnessed my hand and seal this 2 day of August, 1916.

C. Turner, Jr.
U. E. A. Lathrop

My Commission expires at Pleasure of Governor

State of South Carolina
County of Fulton.

Personally appeared before me J.W. Gibson who, on oath, says that he saw J.M.B. Harvey, Second Vice President of the Southern Bell Telephone and Telegraph Company, sign and seal, and as the act and deed of said corporation, deliver the above written instrument, and that he with E.R. Anderson, witnessed the execution thereof.

Sworn to and subscribed before me this 21st day of August, 1916.

J. M. Gibson

Notary Public
My commission expires March 3, 1920

Recorded September 2, 1916.