

(Lease)

Mrs. Eller V. Rhodes and Mrs. Bell Babb, Landlords,

- To -

J.E. Hammett and G.C. Harris, jointly store-room North Main St. No. 21, now Occupied by said Harris and Hammett as Brunswick Pool Room, Tenants.

State of South Carolina,

County of Greenville.

This Agreement, made in duplicate this the 30th, day of June 1917 between Mrs. Eller V. Rhodes and Mrs. Bell Babb, parties of the first part, hereafter designated as Landlords, and J.E. Hammett and G.C. Harris, designated as Tenants, All above parties of aforesaid State and County.

W-i-t-n-e-s-s-e-t-h-:

That the Landlords have hereby let and rented to the parties of the second part (tenants) that certain brick store-room now occupied by the said Hammett and Harris as a Pool Room, and known as the Babb Building and adjoining store-room occupied by J.B. Caudle Dry Goods Store, for a term of Two (2) years, to commence the first day of September 1917, and to end the thirty-first day of August 1919, at a monthly rental of One hundred and twenty-five (\$125.00) Dollars per month, payable monthly on the first day of each Calendar month, and it is agreed that if any part of said rents shall remain unpaid ten days after the same shall become due and payable as aforesaid, or if the said tenant shall attempt to use said premises for any purpose inconsistent with the use of said premises as a pool room or store house, or shall commit waste or suffer the same to be committed on said premises, then the full amount of this lease shall become due and collectable and this Contract to become null and void at the option of the landlords and it is further agreed that the landlorse shall not be liable for any damages from leaks or bursting water pipes, or any other cause of carelessness, and the parties of the second part agrees not to rent or sublet the premises herein described without first obtaining the written consent of the Landlords, it is specifically understood and agreed that the tenant are to pay all water rents and illuminating charges and keep the place and premises in a clean sanitary and property in good condition, and shall pay at their own expenses all damages inflicted by themselves or others during the life of this lease, reasonable wear and tear and damages by the elements excepted, and it is agreed and understood that the landlords is not to make any improvements or changes in the property during the life of this lease, and it is further agreed by the landlords that if the parties wish to make any changes in the building by first submitting same to the parties of the first part if consistent and does not damage said property, the parties of the second part can do it at their own expense, and the party of the second part agrees to turn over the place in as good condition as they find it at the expiration of this lease on or by the 31st day of August 1919, when at such time this lease shall become null and void.

In witness whereof, the parties to this agreement have this 30th, day of June, A.D. 1917, affixed their hands and seals. In presence of.

Witnesses:

Jas. H. Cureton,

R.Y. Hellams.

Ella V. Rhodes, (L.S.)

Belle Babb, -

G.C. Harris, -

J.E. Hammett, -

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State of South Carolina,

Greenville County.

Personally appeared before me Jas. H. Cureton and made oath that he saw the within named Eller V.- Rhodes, Belle Babb, G.C. Harris and J.E. Hammett, sign, seal and as their act and deed, deliver the within written instrument and that he witnessed the execution thereof. That he with R.Y. Hellams witness the execution thereof.

Sworn to before me this 8th,

day of AUGUST, A.D. 1917.

Jas. H. Cureton

R.Y. Hellams (SEal)

Notary Public, S.C.

Recorded August 14th, 1917.

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The State of South Carolina,

(Deed)

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County of Greenville.

Know all men by these presents, That I, O.E. Blythe of Henderson County, North Carolina, in consideration of the sum of Four Thousand and six hundred and seventeen (\$4617.00) Dollars to me in hand paid at and before the sealing of these presents by Mrs. R.W. Fulton (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 Mrs. R.W. Fulton, her heirs and assigns, forever All of that tract of land situate in the County and State aforesaid, on Nicholl-town Road, containing 8-1/4 acres, more or less and having the following metes and bounds, to-wit: Beginning at a stone S. 48-1/4 W. 3.25 chains to a stone; thence S. 27 E. 12 chains to a stone; thence N. 51 E. 7.00 chains to a stone; thence N. 30 E. 3.00 chains to a wild cherry; thence N. 3 & 3/4 E. 1.50 chains to a stone; thence N. 67-1/2 W. 7.00 chains to a stone; thence N. 87-1/2 W. 2.35 chains to a stone; thence N. 43-1/2 W. 2.00 chains to the beginning, being the same land conveyed to W.H. Irvine by John M. Steele by deed dated September 22nd, 1914, and recorded in Deed Book "NNN", at page 609, and being the same piece of land conveyed to J. Frank Eppes by H.P. McGee, W.P. Conyers and W.T. Henderson, Trustees of the Bankrupt estate of W.H. Irvine by their deed dated the 22nd, day of August 1916, and recorded in Volume 40, at page 253, R.M.C. Office for said County and State, and by J. Frank Eppes to Louise D. Guion. See Records of Mesne Conveyance for Greenville County, S.C.; and by Louise D. Guion to O.E. Blythe, by deed registered in Volume 41, page 345, Records of Mesne Conveyances for said Greenville County.

Together with all and singular the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in anywise incident or Appertaining.

To have and to hold, all and singular the Premises before mentioned unto the said Mrs. R.W. Fulton, her heirs and assigns forever.

In consideration of this conveyance, the said Mrs. R.W. Fulton does hereby release and cancel one certain note, executed by the said O.E. Blythe to H.S. Anderson and J.L. Martin, now held by assignment by her and her agent, O.F. Williams; and to cancel and release upon the Records of Greenville and Pickens Counties, in said State, the Mortgage Deed executed by said Blythe to secure said note (Releasing, cancel and surrender said note with all interest together with said -

(over)