

-named J.J. McSwain and T.J. Harmon sign, seal and as their act, execute and deliver the within written instrument for the uses and purposes therein mentioned, and that he with Aurelia T. Rison witnessed the execution thereof.

Sworn to before me this
15th, day of Sept. 1917.
Walter M. Scott (Seal)
Notary Public for S.C.

H.C. Miller

Recorded September 15th, 1917.

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(Power of Attorney)

State of South Carolina,
County of Greenville.

Know all men by these presents:- That we, Mrs. Ostelle Fowler, Mrs. Lucia McClintock, Miss Marie-Martin, Miss Belle Martin, Miss Janette Martin and Miss Mary Martin, have constituted, made and appointed, and by these presents do constitute, make and appoint our brother J.Cloud Martin, our true and lawful attorney, for us and each of us, and in our, and each of our, names and stead, and to use, to ask, demand, sue for, levy, recover and receive all such sum or sums of money, debt, rents, goods, wares, dues, accounts, and other demands whatsoever, which are or shall be due, owing, payable or belonging to us or either of us in any manner as heirs at law of the late Mrs.Theodosie-B. Martin, deceased.

Giving and granting unto our said attorney by these presents full and whole power, strength and authority in and about the premises and property in which we may have an interest; upon receipt by him of any debts, dues, or sums of money to give receipts for us and in our name- and to do any and all other acts in regards to our property as largely and fully to all intents and purposes as we could do if personally present and acting in the particular matter which he may be required to handle for us. We hereby ratify all acts which it is necessary for our said attorney to do for us. Given under our hands and seals this 8th, day of Sept. 1917.

Witness:

Charles C. Drummond,
Mrs. Charles C. Drummond.

Mrs. Ostelle Fowler, (L.S.)
Mrs. Lucia McClintock, (L.S.)
Marie Martin, (L.S.)
Belle Martin, (L.S.)
Janette Martin, (L.S.)
Mary Martin, (L.S.)

State of South Carolina,
County of Greenville.

Personally appeared before me Charles C. Drummond who upon oath says that he saw the within named Mrs. Ostelle Fowler, Mrs. Lucia McClintock, Marie Martin, Belle Martin, Janette Martin and Mary-Martin sign, seal and as their act and deed deliver the within written deed, and that he with Mrs. Charles C. Drummond witnessed the execution thereof.

Sworn to before me this 22,

day of Sept. 1917.
Jno.M. Daniel (L.S.)
N.P. for S.C.

Charles C. Drummond.

Recorded September 22nd, 1917.

(Lease)

State of South Carolina,
County of Greenville.

This indenture made, this August 8th, 1917, by and between James McPherson, hereinafter termed the lessor (which expression shall be taken to include his heirs and assigns where the context so admits), and J. Gordon Scott and W.C. Cleveland, hereinafter termed the lessees (which expression shall be taken to include their heirs, executors, administrators and assigns where the context so admits), Witnesseth:

The Lessor does hereby lease and demise unto the Lessees, all that certain lot or parcel of land situate on the Southeast corner of Washington and Academy Streets in the Third Ward of the City of Greenville, County and State aforesaid, measuring forty-one (41') feet on Washington Street, Ninety (90') feet on Academy Street, fifty (50') feet in the Southern boundary and ninety-two and five-tenths (92.5) feet on the Eastern boundary.

To Have and to hold, all and singular the said premises unto the said Lessees for and during the full term, beginning August 15th, 1917, and ending December 31st, 1918, yielding and paying unto the Lessor a rental of Thirty Dollars (\$30.00) per month, payable on the last day of each month.

And the Lessor does hereby grant to the Lessees the right and privilege of four successive annual renewals from year to year, and beginning January 1st, 1919, upon each of such annual renewals, however, the rental shall be increased to the extent of Five Dollars (\$5.00) per month; that is to say, upon the first renewal under this provision the rental shall be increased to thirty-five dollars (\$35.00) per month, and so to continue to the end of that year, and upon the second annual renewal it shall be increased to Forty dollars (\$40.00) per month, and shall so continue to the end of that year etc.

And the Lessor does hereby grant to the Lessees the right to move the building now located on said lot to any other point on said lot and to remove the fences. Provided, however, that in the event of such removal of the building the rental shall be increased to the extent of Ten Dollars (\$10.00) per month, such increase in rental to take effect on the first day of the month next succeeding such removal and to continue for the duration of this lease and to be in addition to the increase provided in the case of renewals. The Lessor hereby grants to the Lessees the right to make any repairs, improvements and alterations, provided that upon the expiration of this lease the building now upon said property shall, as nearly as practicable, be returned to its present location and condition, reasonable wear and tear excepted. Any buildings or other improvements placed upon the said lot by the Lessees shall remain their property and they shall have the right to remove the same at the expiration of this lease.

The Lessor hereby reserves the right to sell said property at any time, provided that the Lessees shall be given the privilege of purchasing at the same price, and in the event said property is so sold to another during the term of this lease, the Lessees upon one months notice shall surrender possession of the premises, including such buildings as they may have placed thereon, and they shall be paid by the Lessor as compensation therefor the amount of the costs of such buildings.

And the Lessees do hereby covenant and agree to pay the rental as hereinabove provided, and at the termination of this lease to deliver up peaceable possession of said premises.

And the Lessor does hereby covenant with the Lessees that if they pay the rental herein reserved -

(Over)