

(Lease)

State of South Carolina,
County of Greenville.

I, J.W. Griffith, lessor in consideration of the rental hereinafter mentioned, have granted, bargained, and released, and by these presents do grant, bargain, and lease unto B. Davidson, lessee For the term of one year, beginning January the first day and ending December the 31st day 1918, the following described lands and properties described as follows, and for the following considerations and etc.

Property known as the (Deaton property), as follows- the four room dwelling-Barn-Horse Stable and milk house (the large nine room dwelling is hereby reserved by the lessor and is not in any way or manner included in this lease, also the terrant of land upon which the nine room sits upon is a part of this nine room dwelling and is also reserved by the said lessor-free access to and from this nine room dwelling is accorded to the said lessor.

All the land between the Concret Road and the road leading from this Concrete road back to the lessors tenant house is a part and parcel of this lease, except the above stipulated Terrace of land which belongs and goes with the Nine-room dwelling. The monetary consideration for this lease is Sixty-five dollars per month, payable at end of each month to lessor by the said lessee.

Also the ten acre field, more or less, on the East side of the National Highway, directly in front of the lessors private dwelling (the dwelling and outbuildings thereon not included) for a rental of Five hundred pounds (Baled) lint cotton, the first baled that is gathered from this field.

Also, all of the open land of the Piney Mountain property south of the Lake, with the exception of some three or more vacant lots owned by private individuals for a rental of One Five hundred bale (Baled) of lint cotton- the first bale that is gathered from said lands.

Also one third bushel of corn or other grains raised and gathered from said lands. Now is understood that the lessee is to keep up the fences around the first named and described lots of land, namely the (Deaton Property) is also to keep all the buildings in as good repair as he found them, usual allowance for wear and tear, and all manures that is made on these reservaions is to by put back on same and thoroughly incorporated in the soil. If the lessee decides to use water from Paris Mountain Water Company's main that runs thro this Deaton property, he the said lessee is to sign contract with the Water Company and pay for the use of said water to the said Company. No green wood shall be cut from the lands known as The Piney Mountain Lands.

To have and to hold the said premises unto the lessee his executors, administrators and assigns for the said term, but the failure upon the part of the lessee to pay the rent as stated shall terminate this lease.

The Lessee 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 agree to make no repairs, improvements or alterations in the premises without the written consent of the lessor.

Also all the cultivatable land between J.W.G. Homestead and the road leading back from the National Highway to the tenant house, except the Terrace of land up next to J.W.G's residence.

Rental for this plat of land shall be one fi-ve hundred (baled) pound bale of lint cotton- the first gathered from said lands.

(next page)

Witness our hands and seals, the - - - day of - - - 191 - - .

Witness:

J.W. Griffith (Seal)

It is hereby mutually agreed between J.W. Griffith the lessor and B. Davidson the lessee that that portion of the lands described and incorporated in said lease- known as lands owned by the Piney Mountain Land Company, that should any portion or all of said lands be sold by the said lessor or his authorized Real Estate Agents during the term of this lease- in this event the said lessee shall be paid for all of his labor and expenses in the preparation and cultivation of said lands up to the time sale or sales were made.

This expenditure to be arrived at by an arbitration of three disinterested citizens should the lessor and lessee fail to agree.

This agreement to be a Part and Parcel of the original contract.

Witness our hands and seals this - - - day of - - - 1918.

Witness:

Luther B. Smith.

J.W. Griffith, (Seal)

B. Davidson, (Seal)

State of South Carolina,
County of Greenville.

Personally comes Luther B. Smith and makes oath that he saw the within named J.W. Griffith & B. Davidson sign and seal the within written instrument, and that he with - - - witnessed the execution thereof.

Sworn to before me this 5th,
day of Feb. 1918.

Luther B. Smith.

T.F. Hunt (L.S.)

Notary Public, S.C.

Recorded Feby. 5th, 1918.