

(Lease)

State of South Carolina,
County of Greenville.

This Indenture, between Flora L. Greene, the Lessor and Earle Painter, the Lessee, Witnesseth:
That the Lessor agrees to lease to the Lessee the tract of land situate in said County, containing 135 acres, known as the Flora L. Greene place in Butler Township, Greenville County, for agricultural purposes.

To hold the same to the Lessee from the first day of January 1918, to the thirty-first day of December 1918.

And the lessee on his part agrees to pay to the Lessor, as rent for the same 1500 Lbs. white lint cotton - of all the cotton, corn, fodder, cotton seed, wheat and everything grown on the place, which shall become due as soon as gathered, and delivered at Flora L. Greens.

And it is agreed to secure payment of said rent the lessor shall have an agricultural lien on the crop produced on said land during the year, and all remedies to enforce the same, as provided by law, and that Lessee shall keep up the terraces and hill-side ditches.

The Lessee agrees to take good care of the premises, and to deliver possession of same at expiration of lease without further notice, and to use only refused or dead timber for domestic purposes.

This agreement to bind the parties, their heirs, executors and administrators.

Witness our hands and seals the, 5 day of Feb. 1918.

Witness:

G.W. Jones,

Mrs. F.L. Greene, (L.S.)

D.B. Verdin.

E.W. Painter. (L.S.)

(Rev. stamp cancelled 25 cts.)

The State of South Carolina,
----- County.

Personally appeared before me D.B. Verdin who on oath says that he saw the within named Flora L.- Greene and Earl Painter sign, and execute the above lease for the uses and purposes therein set forth

Sworn to before, the 5 day
of Feb. A.D. 19 --.

D.B. Verdin.

G.W. Jones (L.S.)

Notary Public for South Carolina,.

Recorded Feby. 12th, 1918.

(Article of Agreement for Deed)

State of South Carolina,-

Articles of Agreement, Made this 18th, day of January in the year of our Lord Nineteen hundred and eighteen, Between Sam Perkins, party of the first part and J.H. Perkins, party of the second part: Witnesseth-

That if the said party of the second part shall first make the payments and perform the covenants hereinafter mentioned on his part to be made and performed, the said part - of the first part, hereby covenants and agrees to convey and assure to the said part - - of the second part in fee simple clear of all encumbrances whatever, by a good and sufficient Deed, the lot, piece or parcel of ground situate in the County of Greenville, State of South Carolina, and described as follows to-wit: 44 1/2 acres land being part of the original tract of the said Sam Perkins place in said County- & Dunklin Township, adjoining lands of Lou Simpson, Will McDougle, Mac Cox & Sam- Perkins.

And the said party of the second part hereby covenants and agrees to pay the said party of the first part the sum of thirteen hundred and thirty-five dollars, in the manner following: One Dollar cash and the balance as follows Viz: \$267.00 Nov. 1st, 1918; \$267.00 Nov. 1st, 1919; \$267.00 Nov. 1st, 1920; \$267.00 Nov. 1st, 1921; \$267.00 Nov. 1st, 1922, with interest at the rate of 8 per cent per annum, payable Nov. 1st, on the whole sum remaining from time to time unpaid; and to pay all taxes, assessments or impositions that may be legally levied or imposed upon the land subsequent to the year 1918, and in case of failure of said party of the second part to make either of the payments, or any part thereof, or to perform any of the covenants on his part, hereby made into this contract and entered shall at the option of the party of the first part, be terminated, and the payments made by the party of the second part shall be taken to be in payment of rents for said premises and for damages sustained by the party of the first part; and such payments shall be retained by the said party of the first part in full satisfaction, and in liquidation of all damages by hi, sustained, and for the rental value of said premises, and the said party of the first part shall have the right to re-enter and take possession of the premises aforesaid without being liable to any action therefor.

It is mutually agreed by and between the parties hereto, that the time of payment shall be an essential part of this contract, and that all covenants and agreements herein contained shall extend to and be obligatory upon the heirs, executors, administrators and assigns of the respective parties.

In witness whereof, the parties to these presents have hereunto set their hands and seals the day and year above written.

Signed, sealed and delivered in the presence of:
R.W. Colyer,
W.K. Hudgens.

his
Sam X Perkins, (L.S.)
mark

(Rev. stamps cancelled \$1.50)

The State of South Carolina,
County of Anderson.

Personally appeared before me W.K. Hudgens and made oath that he saw the within named Sam Perkins sign, seal and as his act and deed deliver, the within written Deed, and that he with R.W. Colyer witnessed the execution thereof.

Sworn to before me this 18th, day
of Jany. A.D. 1918.

R.W. Colyer (Seal)
Notary Pub. for S.C.

W.K. Hudgens

Recorded Feby. 12th, 1918