

State of South Carolina,  
County of Greenville.

This indenture made and entered into this - - - day of September 1918, by and between D.D. Davenport Estate of Greenville, 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.

W-I-T-N-E-S-S-E-T-H:

That the Lessor, in consideration of an annual rental of Three hundred and ninety (\$390.00) Dollars to be paid in equal monthly installments by the Lessee, hereby leases unto the Lessee, its successors or assigns, for a period of five (5) years, commencing the first day of October 1918, terminating October 1st, 1923, the following described premises, with the appurtenances, in the City of Greenville, State of South Carolina.

The third floor of the Davenport Building at #113 South Laurens Street, said building being of brick construction, which premises are to be used as a Telephone Exchange, or a Telegraph office, or both, or for the general transaction of business.

Lessor hereby agrees that Lessee may sublet said premises providing however that tenant is satisfactory to lessor. Lessor hereby agrees to keep the said premises in good and tenantable 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. Lessee 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 re-enter 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 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.

Lessee shall have the privilege of renewing this lease at the expiration of the term herein created upon the same ~~terms and~~ conditions, for a further period of five (5) years, upon giving written notice of its desire so to renew, not less than ninety (90) days before the expiration of said present term, at a rental not to exceed Six Hundred (\$600.00) Dollars per year.

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

Signed, sealed and delivered by Lessor in the presence of:  
E.A. Gilfillin,  
C.H. Stokes,

D.D. Davenport Estate,  
By Peoples National Bank, Trustee (L.S.)  
By W.C. Beacham, President, (L.S.)

Signed, sealed and delivered by Lessee in the presence of:  
F.V. Harrill,  
Mary H. Price.

Southern Bell Telephone and Telegraph Company  
By Morgan B. Speir, Genl. Mgr.  
A. Manpar., Secretary.

State of South Carolina,  
County of Greenville

Personally appeared before me E.A. Gilfillin who on oath, says that he saw W.C. Beacham, President of the Peoples National Bank, Trustee of the D.D. Davenport Estate, sign and seal, and as the act and deed of said Bank, deliver the above written instrument, and that he with C.H. Stokes witnessed the execution thereof.

Sworn to and subscribed before me this 12th day of Sept. 1918.

T.G. Davis (Seal)  
Notary Public My Commission expires at pleasure Governor S.C.

E.A. Gilfillin

State of North Carolina,  
County of Mecklenburg.

Personally appeared before me F.V. Harrill who on oath says that she saw Morgan B. Speir, General Manager 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 she with Mary H. Price witnessed the execution thereof.

Sworn to and subscribed before me this 24th day of September 1918.

A.I. Waltman (Seal)  
Notary Public My Commission expires 9-29-19

F.V. Harrill

Recorded November 5th, 1918.

( Deed )

State of South Carolina,  
County of Greenville.

Know all men by these presents That McGee Manufacturing Company, a corporation chartered under the laws of the State of South Carolina, and having its principal place of business at Greenville, in the State of South Carolina, for and in consideration of the sum of Ten dollars and other valuable considerations to it in hand duly paid at and before the sealing and delivery of these presents by the grantee hereinafter named ( the receipt whereof is hereby acknowledged), has granted, bargained sold and released, and by these presents does grant, bargain, sell and release unto Beaver Duck Mills, a corporation of Fulton County, Georgia, All that certain piece, parcel or tract of land situate in the County of Greenville, State of South Carolina, near the corporate limits of the City of Greenville on which is situate the Mill Buildings of the McGee Manufacturing Company, and consisting of the following tracts:-

First: All that certain tract of land situate on the Laurens Road, County and State aforesaid, having the following metes and bounds, to-wit: Beginning at a stone 3XNM in the bend of road, corner of T.C. Glenn; thence N. 31 E. 18.85; thence S. 62-1/2 W. 4.50 to stone 3XNM; thence N. 82-1/2 W. 2.95 to poplar; thence N. 57-1/2 W. 3.50 to pine 3XNM; thence N. 41-3/4 W. 5.40 to stone 3XNM on Road; thence N. 6 E. 3.12 to Pine 3XNM; thence N. 38-1/2 W. 94 links to sweet gum 3XNM; thence S. 33 W. 3.96 sweet gum 3XNM; thence N. 81 W. 1.27 to sweet gum 3XNM; thence N. 64-1/2 W. 2.80 to stone 3XNM; thence S. 81-1/2 W. 2.09 to stone 3XNM; thence N. 64-1/2 W. 3.74 to stone 3XN; thence S. 80-3/4 W. 3.40 to stone 3XNM; thence N. 74 W. 3.50 to stone 3XN; thence N. 53 W. 2.34 to stone 3XN, thence N. 6-1/2 W. 3.75 to stone 3XNM; thence N. 64 W. 1.22 to stone 3XNM; thence S. 7-1/2 W. 4.00 to black gum; thence S. 20-1/2 W. 31.40 to point on Old Laurens Road; thence with old Laurens Road S. 60-1/2 E. 3.21 to bend in road; thence S. 69 E. 4.70 to stake under the trestle in middle of Laurens Road; thence with Laurens Road S. 69 E. 10.30 to stone; thence with Laurens Road S. 71-1/4 E. 5.50 to bend; thence with Laurens Road S. 75-1/2 E. 10.30 to the beginning, containing sixty-three acres, more or less, and being the same tract of land conveyed to the grantor herein by Furman University by deed dated January 5, 1904 and recorded in the R.M.C. Office for Greenville County Vol. LLL, page 216.

Second: All that tract of land containing ten and one-half acres, more or less, situate about one and one-half miles East of the Greenville Court House in the County and State aforesaid on the North side of the Greenville and Laurens Railroad and on both sides of branches of Richland Creek and having the following metes and bounds: Beginning at a stake 3XNM in the middle of the G. & L. R.R. on the old line, and running thence with said line N. 29-1/2 E. 9.50 to a stone 3XNM, crossing branch; thence N. 38 W. 5.60 to a stone 3XOM crossing the creek on south side of Road; thence S. 42-1/2 W. 3.41 to stone 3XOM sweet gum gone; thence N. 73 W. 2.57 to a post-oak 3XOM; thence S. 87 W. 1.80 to stone 3XOM; thence S. 62-1/2 W. 72 links to a stone 3XOM; thence S. 31 W. 8.10 to a stake 3XNM in the middle of railroad track; thence along the railroad track 10.70 to the beginning corner, being the same tract of land conveyed to the grantor herein by John Q. Babb by deed dated April 19, 1906 and recorded R.M.C. Office, Greenville County in deed book 47, page 111.

Third: All those four certain tracts or parcels of land situate in the County and State aforesaid known and designated as tracts W.X.Y. and 5 as shown on plat of lands of Overbrook Land Company made by R.E. Dalton, Engineer and recorded in the R.M.C. Office for Greenville County, Plat Book -

(over)