

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

THIS INDENTURE, made and entered into this day of December 1915, by and between D.D. Davenport of Greer, State of South Carolina hereinafter called lessor, party of the first part, and the SOUTHERN BELL TELEPHONE AND TELEGRAPH, a corporation, hereinafter called Lessee, party of second part,

WITNESSETH:

That the lessor, in consideration of an annual rental of Eighty-four (\$84.00) Dollars, to be paid in equal monthly installments by the Lessee, hereby leases unto the Lessee, its successors or assigns, for a period of four (4) years, commencing the First day of December 1915, terminating November 30th, 1919, the following described premises, with the appurtenances, in the Town of Greer, State of South Carolina:-

One (1) front room on the second floor of brick building on the Southwest side of Trade Street, near corner of Main and Trade Streets, which premises are to be used as Telephone Exchange, or a telegraph office, or both, or for the general transaction of business.

Lessor hereby agrees that lessee may sublet said premises.

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 conditions, 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 here in 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 premises, but, may, if it shall so desire, upon the completion of the repairs, or restoration 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.

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:

Mattie Sudduth.

D.D. Davenport (L.S)

C. E. A. Lathrop

SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY.

Signed, Sealed and delivered by Lessee in the presence of

P.C. Taylor

J. Epps Brown

J. R. Gentry

A. Menpen

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

Personally appeared before me C.E.A.Lathrop who, on oath, says that he saw the said D.D. Davenport sign and seal, and as his act and deed, deliver the above written lease, and that he with Mattie Sudduth witnessed the execution thereof.

C.E. A. Lathrop

Witnessed my hand and official seal this 30 day of December, 1915.

T.C. Turner, Jr.

Notary Public.

My commission expires at pleasure of Govern-
or.

STATE OF GEORGIA
COUNTY OF FULTON.

Personally appeared before me P.C.Taylor who, on oath, says that he saw J. Epps Brown, First Vice President 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 he with J.R. Gentry witnessed the execution thereof.

P. C. Taylor.

Sworn to and subscribed before me this 17th. day of January, 1916.

J. H. Graham

Notary Public.

My commission expires July 25, 1916.

Recorded January 24, 1916.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

Whereas, the Altamont Bilbe and Missionary Institute was formerly chartered by the State of South Carolina, and

Whereas, the trustees and officers of said Institute have taken steps to amend the charter thereof so as to change the name thereof to "The Homes Bilbe and Missionary Institute", and

Whereas, it is the purpose of said institute to promote the study of the Holy Bible as the infallible word of god, and to promote and emphasize those special thereof set forth in the second and fourth Articles of the Constitution of said Institute, and

Whereas, the purpose of said institute is to instruct, educate and train such young men and women of any denomination as desire in their hearts, or are led or called of God to christian work, and desire to be trained in such christian work, and

Whereas, I desire to further promote the purpose and work of said institute, and

Whereas, I consider the property hereinafter mentioned to be worth three thousand (\$3,000) dollars, now, KNOW ALL MEN BY THESE PRESENTS, That I, N.J. Holmes, in consideration of the premises, and in order to create the trustees before recited, do hereby bargain, grant and sell, and release unto N.J. Holmes, W. R. Anderson, O. E. Taylor, Paul F. Beacham and W. D. Reynolds, as trustees of said Holmes Bilbe and Missionary Institute, and to their successors in office as such and their assigns forever, in fee simple, the following lots or parcels of land in said State and County, situate near the limits of the City of Greenville, on the south side of Buncombe Street, being known and designated as lots numbers 14 and 15 of a subdivision of the lands of James A. Finley, plat of which is recorded in the R.M.C. Office in and for said State and County in book "HHH" page 833.

BEGINNING at an iron pin on Buncombe Street also the corner of lot No. 13; thence with Buncombe Street N. 21 1/2 W 122 feet to an iron pin, corner of lot No. 16; thence with the line of No. 16 S. 57 1/2 W 219 feet to a 30 foot alley; thence with alley S. 34 E 120 feet to an iron pin, also corner of lot No 13; thence with the line of No. 13 N 57 1/2 E 206 feet to the beginning corner. This is the same lot of land conveyed to me by W.R. Coggins, by his deed dated the sixth day of January, 1908, and recorded in aforesaid R.M.C. Office in book "WWW" page 235.

TO HAVE AND TO HOLD, All and singular, the premises above mentioned, together with the all Rights, Members, Hereditaments, and Appurtenances into the said N.J. Holmes, W. R. Anderson, O.E. Taylor, Paul F. Beacham and W. D. Reynolds, as trustees, and to their successors in office and assigns forever in fee simple.

That the said trustees or their duly appointed successors in office, shall have the power without resorting to the courts to sell and convey this property, or any part thereof, and to convey the full fee simple free from any and all uses and trusts created by this deed, or otherwise, but the said trustees shall use the proceeds arising from the sale of said land, or any part thereof by investing the same in any other property or in any improvements on other property which shall be held subject to the same trusts, limitations and powers as herein conferred.

It is further understood and agreed that the property herein conveyed shall be held, controlled and managed by said trustees, and their successors in office, subject to such trusts and limitations and uses, as expressly created by the recitals in the preamble of this deed.

In the event that the said Holmes Bilbe and Missionary Institute should completely fail and cease to exist as a Bible and Missionary Institute, then, the use in and to said property shall pass over unto the "Tabernacle Pentecostal Church", now situate on Briggs Avenue, of Greenville, South Carolina, to be held by said church and used by it in carrying on its work in the Home and Foreign fields, with power in said Church to sell and convey same free from all trusts, but the proceeds to be reinvested in other property to be devoted to the same cause.

In witness whereof I have hereunto set my hand and seal this January 8, 1916, in the one hundred and fortieth year of the Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of

Wingate Waring

N. J. Holmes. (SEAL)

Dixon D. Davis

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

PERSONALLY APPEARED BEFORE ME Wingate Waring an, made oath that he saw the within named N. J. Holmes sign, seal and as his act and deed deliver the within written deed and that he with Dixon D. Davis witnessed the execution thereof. Sworn to before me this 8 day of January A.D. 1916:

Dixon D. Davis (SEAL)

Notary Public for S. Carolina

Wingate Waring

STATE OF SOUTH CAROLINA
GREENVILLE COUNTY

RENUNCIATION OF DOWER

I, Dixon D. Davis, A Notary Public for S.C. do hereby certify unto all whom it may concern that Mrs. Lucy S. Holmes the wife of the within named N. J. Holmes did this day appear before me, and upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person or persons whomsoever, renounce, release, and forever relinquish unto the within N.J. Holmes, W.R. Anderson, O.E. Taylor, Paul F. Beacham and W. D. Reynold, as Trustees, their successors and Assigns, all her interest and estate, and all her right and claim of Dower of, in or to all and singular the Premises within mentioned and released.

See next page.