

State of North Carolina,  
Herderson County.

Personally appeared before me J.L. Pace and made oath that he saw J.F. Morgan sign the foregoing deed, and that he with T.C. Anderson witnessed the execution thereof.

Sworn to and subscribed before  
me this the 9th, day of February 1918.

J.L. Pace

C.M. Pace  
Clerk Superior Court

North Carolina,  
Herderson County.

I, C.M. Pace, Clerk Superior Court do hereby certify unto all whom it may concern that Ella-Morgan, the wife of the within named J.F. Morgan 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 named I.M. Morgan, L.M. Morgan and A.A. Morgan, their heirs and assigns all her interest and estate and also all her right and claim of Dower of, in or to all and singular the premises within mentioned and released.

Given under my hand and seal this  
the 9th, day of February 1918.

(Seal) C.M. Pace,  
Clerk Superior Court

Ella Morgan.

Recorded August 27th, 1921.

State of South Carolina, )  
County of Greenville. ) Renunciation of Dower.

I, Geo. W. Long, a Notary Public for S.C., do hereby certify unto all whom it may concern that Mrs. Bonnie M. Ables, the wife of the within named J.P. Ables 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 named Thos. M. Walker Co., Inc., its successors and assigns, all her interest and estate and also all her right and claim of dower of, in or to all and singular the premises described in the deed of J.P. Ables to Thos.M. Walker Co. Inc., dated June 7, 1920, and recorded in the R.M.C. Office for Greenville County in Deed Book Vol. 70 page 5, conveying a lot of land in Greenville Township, County and State aforesaid, situate on the southwest corner of Burdett and Smyth Streets, said lot having a frontage of 50 ft. on Burdett St. and running back in parallel lines to a depth of 100 ft.

Given under my hand and seal this  
16 day of September 1921.

Mrs. B.M. Ables

Geo. W. Long (L.S.S.)  
Notary Public for S.C.

Recorded September 26th, 1921.

State of South Carolina,  
County of Greenville.

This Indenture made this the 29th, day of August 1921 by and between J.A. Bull, Jas. H. Morgan, Jas. H. Morgan, Jr., and Clinton J. Morgan of the first part and hereinafter designated Lessors and the Payne Oil Co. of Greenville, S.C., of the second part, hereinafter designated as the Lessee:

Witnesseth:-

That the lessors have hereby let and rented to the lessee and they have hereby hired and taken from the lessors that certain lot of land situate at the North West intersection of Main and College Streets in the City and County of Greenville, S.C., fronting Main Street 50 ft. with a depth on College Street of 50 ft. (said lot being 50 ft. square) together with the portion of the filling station thereon equipped with one air compressor and three oil pumps.

To have and to hold said premises until the Lessee for a term of five years beginning the first day of March 1922 and expiring the last day February 1927. For the use and occupation of the above described property the Lessee agrees to pay and the Lessors agree to accept the sum of two hundred and fifty (\$250.00) Dollars per month during the life of this lease, to be paid on the last day of each and every consecutive month during the period aforesaid.

Should the Lessors at any time during the life of this lease desire to sell the property or any part of same or to improve the property or any part of same, they are to have the privilege of doing so by giving the lessee sixty days written notice.

The Lessee agrees to make good all breakage of glass and other damages resulting to said premises and the building thereon not due to ordinary wear and tear arising from a reasonable use thereof, nor injury by the elements.

It is further agreed that if the premises or the buildings thereon are so injured or destroyed as to render them unfit for use and occupancy as a filling station (said premises to be used for said purpose), thereupon this lease may terminate at the option of either party hereto; that this lease shall not be assigned or the premises sub-let without the written consent of the Lessors; that if the rent is not paid within five days at any time after same shall have become due, this lease may be terminated at the option of the Lessors.

Upon Lessee paying the rent as herein provided and at the time stated and keeping and performing all the other terms and conditions herein stated, they may have peaceable and quiet possession of the premises hereby demised for the term aforesaid, but upon failure to pay the rent as provided and at the time stated, Lessors may thereupon terminate this lease, remove all persons therefrom, re-enter and take possession and, subject to the exception hereinabove stated, Lessee will quit and surrender said premises in as good condition as when they received the same.

In witness whereof the parties hereto do in duplicate set their hands and seals the day and year first above written.

Signed, sealed and delivered  
in the presence of:

L.Y. Smith,  
Harry M. Pickett.

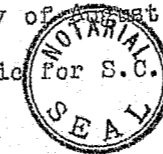
Jas. H. Morgan, Jr.  
J.H. Morgan,  
J.A. Bull,  
Clinton J. Morgan,

Payne Oil Co. By W.E. Payne,  
H.P. Payne,  
W.E. Payne,  
Lewis N. Payne.

State of South Carolina,  
County of Greenville.  
Personally comes before me L.Y. Smith who on oath says he saw the within named J.A. Bull, Jas. H. Morgan, Jr., Jas. H. Morgan, Clinton J. Morgan, and the Payne Oil Company by H.P., W.E. & Lewis-N. Payne sign, seal and as their act and deed, deliver the foregoing lease and that he with Harry M. Pickett witnessed the execution thereof.

Sworn to and subscribed before me  
this 29, day of August, 1921.  
W.B. Boyd  
Notary Public

L.Y. Smith



Recorded August 30th, 1921.