

## TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE.

## LEASE OF FARMING LANDS -- IN DUPLICATE

I, Wallace Howard, Lessor, in consideration of the rental hereinafter mentioned, have granted, bargained and released and by these presents do grant, bargain and lease unto Robert B. McKinney, Lessee, for farming purposes for the year 1941, beginning January 1, 1941, and ending December 31, 1941, all that certain piece, parcel or tract of land consisting of Eighty Five (85) acres, more or less, situated in Austin Township, Greenville County, South Carolina, near Town of Mauldin, bounded by lands of Mrs. League Richardson, McJunkin and others; being known as the Pomeroy Brown Place and being the same conveyed to Wallace Howard by his father, A. E. Howard. However, Wallace Howard, Lessor, reserves all the dwelling houses, tenant houses, barns, out-houses and buildings of every description together with the yards around same and roadways leading to same and right of ingress and egress to and from same; also reserves the upper pasture, same being the one nearest to the main dwelling house, together with the roadway leading to same and the right of ingress and egress to and from same; also reserves the roadway leading to the little tenant house; also reserves three (3) acres of land in rear of said upper pasture, same being the only acreage in cultivation adjoining this pasture. These reservations are not covered by this lease and are specifically excepted therefrom. But, also, at the same time, said Lessee may have the privilege to use any and all of said roadways along with said Lessor, that may be necessary to the full use and cultivation of said land.

And the said Robert B. McKinney, Lessee, in consideration of the use of the above designated premises, as above set forth, for the said term beginning January 1, 1941 and ending December 31, 1941, promises to pay Wallace Howard, Lessor, rental as follows: Ten (\$10.00) Dollars in cash upon the signing and execution hereof, receipt whereof is hereby acknowledged, and Twelve Hundred (1200) pounds of strict middling lint cotton, same to be baled and delivered to Wallace Howard, Lessor, by Lessee herein, on or before November 1, 1941, and such delivery to be made at such point or points in City and County of Greenville, said State, as are designated by Wallace Howard, Lessor; the said Ten Dollars so paid in cash is to be credited on said rental and to be deducted upon the final delivery of said cotton, as above specified.

Lessee is to keep the said land in good condition and return same in good state of cultivation to Lessor at the end of said term.

Lessee acknowledges having a duplicate of this lease.

WITNESS our hands and seals at Greenville, S. C., this the 21st day of September, 1940.

Lessor is to have no right to or interest in any Government check as to said Three acres of land.

Signed, sealed, and delivered  
in duplicate, in presence of:

W. C. Hamby  
John C. Henry

Robert B. McKinney (SEAL)

Wallace E. Howard (SEAL)

State of South Carolina,  
County of Greenville.

Personally appeared before me W. C. Hamby who, on oath, states that he saw the above named Wallace Howard, Lessor, and Robert B. McKinney, Lessee, each sign, seal and execute the above and foregoing typewritten instrument for the uses and purposes therein mentioned, and that he with John C. Henry witnessed the execution thereof.

Sworn to before me this the 21st day of September, 1940.

John C. Henry (SEAL)

W. C. Hamby.

Notary Public for South Carolina.

No Stamps.

Recorded October 5, 1940 at 10:25 A. M. #13999 BY: E.G.