

State of South Carolina } This indenture made on the
 County of Greenville } 22 day of June 1900, by and between
 J. Cowart party of the first part, and S. H. Dark and M. L. Gregory
 parties of the second part acc. of the County and State aforesaid,
 Witness this: That in consideration of the rent hereinafter
 reserved, and of the covenant hereinafter contained to be
 by the parties of the second part, their heirs and assigns ob-
 served and performed, the said party of the first part hereby
 lets and rents to the parties of the second part the following
 property belonging to him and in that store room now used
 as a barber shop, billiard and pool room and next to and
 South of the office of the New Windsor Hotel, and under said
 Hotel and on the East side of Main Street in the City and
 County of Greenville State aforesaid to wit: One Garden
 oak Barber Case for four chairs; one shoe black stand; two
 bath tubs with connections for heating water, one marble
 top three basin washstand, one oil stove and small copper
 water heater; one large French plate mirror, one small
 desk, three bottles and one bowl for each Barber chair, one
 oak hat rack with glass in front, six sitting chairs, one
 half dozen hair and clothes brushes, 200 towels, three pool
 Tables, said pool tables being newly refaced, three sets num-
 bered Best striped standard sized balls, twenty cues, one cue
 rack, two pool racks, slumps and all other appliances in
 the pool room.

To Have and to hold the foregoing articles and fixtures
 above described unto the parties of the second part, their
 heirs and assigns, for the term of one year beginning the
 first day of July 1900, for the use of which the parties of the
 second part their heirs and assigns, covenant and will
 pay to the party of the first part on the last day of July, August
 and September next, respectively, the sum of forty dollars
 and on the last day of each of the remaining nine
 months of the term hereby agreed and expressed the sum
 of fifty dollars for each and every of said nine months
 so that the monthly rental shall be forty dollars per month
 for the first three months and fifty dollars per month
 for the remaining nine months of the term.

And the parties of the second part covenant to pay
 to the party of the first part the said rent and at the times
 stated and at the expiration of said term will surrender
 the said property to the party of the first part in good
 state and condition as it now is, reasonable wear and
 tear being permitted.

not due to the negligence of the parties of the second part excepted
 and the said party of the first part covenants that the parties of
 the second part are paying the rent as agreed upon and performing
 all other covenants herein shall peaceably hold and enjoy the
 said property for the term aforesaid.

It is further agreed that if any rent shall be due and unpaid
 or if default shall be made in the payment of the rent when
 it shall be due or in the performance of any covenant herein
 contained, then it shall be lawful for the party of the first
 part to seize and take possession of the property herein leased.

It is further agreed that any picture, pieces of furniture
 or ornament, appliances or improvements made or added to
 the articles above mentioned or to be used in the conduct
 of the business for which they are used, such property and
 improvement shall pass to the party of the first part free of
 cost at the termination of this contract.

It is further agreed that the parties of the second part shall
 not nor will encumber, lease, rent, let, demise, assign transfer
 or make over any of the property hereinabove named or to
 pass under this lease, or this contract or lease to any per-
 son firm or corporation, without first obtaining the
 written consent of the party of the first part.

To the full performance of all and singular the terms
 conditions, covenants and agreements herein the parties
 here to bind themselves, their executors administrators heirs
 and assigns firmly by these presents and in duplicate
 set their hands and seals the day and year first above written.

Signed sealed and delivered in presence of,
 A. L. Cowbank } John J. Cowart Seal
 B. A. Morgan } 25- S. H. Dark Seal
 cancelled M. L. Gregory Seal

South Carolina }
 Greenville County } Personally came before me B. A.
 Morgan who on oath says he saw the within named John J.
 Cowart, S. H. Dark and M. L. Gregory sign seal and as their
 act and deed deliver the within written deed and that
 he with A. L. Cowbank witnessed the execution thereof
 sworn to and subscribed before me June 29, 1900

Jos. A. McMillough Seal B. A. Morgan
 Not. Pub. S.C.
 Recorded June 29, 1900