

And the party of the second part in consideration of the leasing of the premises aforesaid, does so consent and agrees with the party of the first part; that he will pay to the party of the first part as rent for said leased premises the sum of \$150 per annum, in four equal quarterly payments to be paid on the first day of the months of January, April, July, and October, in each year; that he will expend upon said premises the sum of One Hundred Dollars, in repairs and improvements on buildings, fences and other fixtures placed or affixed by him upon said premises to the property of the party of the first part; that he will insure and keep insured the buildings on said lot from loss or damage by fire, in the name of the party of the first part, in a sum not less than five hundred Dollars, and that he will pay any and all taxes that may be laid on said premises during the pendency of this lease, and in the event the party of the second part shall fail or neglect to expend the amount stated in repairs and improvements on the said buildings insured, or to pay said water rates or assessments levied, the party of the first part may cause the same, or any of them, to be demanded, his own expense, and the amount, or amounts, so expended, shall be deemed and taken as a hereby advanced to be so much additional and further rent, due and payable by the party of the second part and may be recovered in the same manner as is provided by law for the recovery of other rents. And the party of the second part will not make or let said premises or any part thereof without the consent of the party of the first part, and at the expiration of this lease the said party of the second part will give up to the party of the first part said leased premises, with all fixtures, improvements, etc., in good condition, less by fire or inevitable accident and ordinary wear and tear excepted.

It is further understood, and agreed; that all the conditions and covenants contained in this lease shall be binding upon the heirs, executors, administrators and assigns of the parties to these presents, respectively. In witness whereof the said parties have interposed their hands and seals, the first year and day of the month of October, 1901.

David A. Hemmick }
 Julius C. Griffin }
 James C. Heubel }
 Henry W. Housaway }
 E. M. Martin }

State of South Carolina }
 County of Greenville }
 Personally appeared Henry W. Housaway, and made oath that he saw the within named David A. Hemmick, Julius C. Griffin, James C. Heubel, and E. M. Martin, and that he with E. M. Martin, witnessed the execution thereof.
 Subscribed before me this 3rd day of October, 1901.
 M. Boyd Evans, Clerk }
 Not. Pub. S. C. }
 my office }

State of South Carolina }
 County of Greenville }
 Personally appeared before me James C. Heubel, and made oath that he saw the within named Julius C. Griffin, Julius C. Griffin, and delivered the within written instrument for the purposes therein stated, and that he with E. M. Martin, witnessed the execution thereof.
 Subscribed before me this 24 day of September, 1901.
 L. Porrohi, Clerk }
 Not. Pub. S. C. }
 James C. Heubel, }
 Recorded 4th Oct, 1901.

John D. Cooley, }
 Fred L. Washington }
 State of South Carolina }
 County of Greenville }
 Memorandum of agreement, made this 3rd day of July 1901, by and between John D. Cooley, and Fred L. Washington, both of the County of Greenville, and State of South Carolina; that John D. Cooley, the party of the first part, hereby leased and rented to Fred L. Washington, the party of the second part, to farm for the years 1902, 1903, 1904 giving (a) possession January 1st, 1902, his two farms in Dumfries Township, Greenville County, S. C. said farms containing eighty two acres, more or less, on the following terms and conditions to wit: The second party is to pay as yearly rent for said farms, 24 barrels of middling lint cotton weighing five hundred pounds each, to be delivered to first party at his extra place, on the first day of October, 1902, and the same each year thereafter during the term of said lease. It is mutually agreed and understood that the second party may use all the dead timber on said land that he wishes to, but is to cut or use no green timber except for firewood; for his own personal use or home. The first party reserving the wood land and green timber from the terms of this lease. The first party having the privilege to use or dispose of it at will.
 In witness whereof we hereunto set our hands and seals the day and year first above written. It is further agreed that the first party is to build by the first day of Jan'y 1902, another tenant house on one of the farms hereby leased and that the second party is to help in the work, the second party during the term of this lease is to keep up all barns and buildings and keep the premises good and paid generally.

Witness }
 J. M. Southland }
 H. M. Pichey }
 John D. Cooley, }
 Fred L. Washington, }

State of South Carolina }
 County of Greenville }
 Personally appeared H. M. Pichey, and made oath that he saw the within named John D. Cooley and Fred L. Washington, and that he with J. M. Southland, witnessed the execution thereof.
 Subscribed before me this 2nd day of July 1901.
 J. M. Southland, Clerk }
 Not. Pub. S. C. }
 Recorded Oct 7th, 1901.