

First, That the party of the first part will save and hold harmless the said Company, its successors and assigns, from all damage, injury, or liability that may arise from the destruction or injury of any building, improvements, or personal property of any description, by fire or from any other cause whatever, whether the same should be attributable to the negligence of the employees of said company or not, where such damage, injury, or liability is caused, increased or in any manner contributed to by reason of the use of the premises hereunder, and the party of the first part agrees to insure and keep insured for benefit of party of second part the said building and contents and all personal property on said lot.

Second, That the party of the first part will save and hold harmless the Company, its successors and assigns, from all damage to any person that may partly or wholly arise from or be traceable to the occupancy of said premises by the party of the first part or any other person, whether such damage be caused by the negligence of the Company's employees or from any other cause whatever.

Third, That the party of the first part does not now, nor will he set up title to said property against the Company's its successors or assigns, but will hold the same only as tenant at will subject to the notice hereinafter specified.

Fourth, That the part of the first part covenants and agrees in consideration of the permission and license aforesaid, to surrender the said premises to the Company, its successors or assigns, and remove all obstructions, buildings, or improvements therefrom, upon receiving thirty (30) days' notice from the said Company, its successors or assigns. Said notice may be given to any person in possession of the premises.

Fifth, That in case of failure to deliver said possession and remove said obstructions, the Company, its successors or assigns, shall have the right, upon the expiration of the period above named, or at any time thereafter, to enter upon and take possession of the premises, and all buildings, improvements, structures, and personal property then remaining thereon shall be, and become, the absolute property of the said Company, without any accountability to the tenant or any other person.

Sixth, The tenant will pay the expense of recording this instrument, and any future agreements with reference to the premises.

Seventh, The word "tenant" when used herein, shall include the party of the first part, his heirs, executors, administrators, and any person who may enter upon said above described premises as his or their successor, licensee or assignee.

Eighth—originals of this agreement are executed simultaneously.

Signed, sealed and delivered in presence of:

L. G. Hughes (L.S.)

M. J. Parson.

J. R. Jones.

John Edwards.

R. S. Thompson.

C. & W. C. Ry. Co. (L.S.)

L. W. McL. Moore.

by A. W. Anderson (L.S.)

State of S. C.

General Superintendent.

County of Greenville.

Personally appeared before me John R. Jones and made oath that he saw L. G. Hughes sign, seal and as his act and deed deliver the within written agreement for the uses and purposes therein mentioned, and that he, with M. J. Parson & John Edwards in the presence of each other witnessed the due execution thereof.
Sworn to before me, this 9th day of June A.D. 1904.

J. R. Jones.

S. S. Knight (SEAL).

N. P.

Recorded June 24th, 1904.

Oscar Hodges as Committee of the Estate of Mary W. Morgan Lunatic,

To
W. B. Anthony,

State of South Carolina
County of Greenville,

Under and by, virtue of a certain decree made by, his Honor, Judge J. C. Klugh on the 29th day of January A. D. 1904, in a certain cause pending in the Court of Common Pleas for Greenville County in which J. O. Westfield was plaintiff and Mary W. Motgan and others were defendants, and by virtue of the powers thereby vested in me, as Committee of the estate of Mary W. Morgan Lunatic, I have sold unto W. B. Anthony the lot of land hereinafter described for the sum of Nineteen Hundred and Fifty Dollars:

Now Know All Men by these presents that in consideration of the foregoing premises and by the power so vested in me by said decree, I Oscar Hodges, of the County and State aforesaid, as Committee of the estate of Mary W. Morgan, Lunatic, for and in consideration of said sum of nineteen hundred and fifty dollars to me in hand paid at and before the sealing of these presents by the said W. B. Anthony, of said county and State (the receipt of which is hereby acknowledged) have granted, bargained sold and released, and by these presents do grant, bargain, sell and release unto the said W. B. Anthony, all that piece parcel or lot of land situate, lying and being on the West side of Westfield Street in the City of Greenville, County and State aforesaid, and having a frontage on said Street of Eighty (80) feet, no more and no less, and having the following courses and distances to wit: Beginning at a point on said Westfield Street, exactly 80 feet from corner of lot now owned by the estate of J. M. McGee, thence N. 67. 1/2 W. 280 feet to an Alley, thence with said Alley N. 18. 1/2 E. 80 feet, thence S. 67. 1/2 E. 280 feet to said Westfield Street (at corner of McGee lot), thence with said Westfield Street, S. 18. 1/2 W. 80 feet to the beginning corner, and being a part of lot No. 2 in the survey made by St. John Cox, Deputy Surveyor, and being a part of the same lot conveyed to Mary W. Morgan by S. J. Pouthit, Master, by deed bearing date December 6, 1886, and recorded in the R. M. C. Office for Greenville County in Book S. S. at page 364. Together with all and singular the Rights, Members, Hereditaments, and appurtenances to the said premises belonging, or in anywise incident or appertaining To Have and To Hold, all and singular the said premises before mentioned unto the said W. B. Anthony, and his heirs and assigns forever. And I the said Oscar Hodges as as Committee as aforesaid for the estate of the said Mary W. Morgan, Lunatic, under and by virtue of the said decree, and so far as I may have the power, do hereby bind myself as Committee aforesaid, my successors, and the said Mary W. Morgan and her heirs, executors and administrators, to warrant and forever defend all and singular the said premises unto the said W. B. Anthony, and his heirs and assigns, against myself and my successors and against the said Mary W. Morgan, and her heirs and assigns, and against every person whomsoever lawfully claiming, or to claim the same or any part thereof. Witness my hand and Seal this Seventh day of July in the year of our Lord one thousand, nine hundred and four (1904.) and in the one hundred and twenty ninth (129), year of the Sovereignty and Independence of the United States of America.

Signed Sealed and delivered in the presence of,

Oscar Hodges, (SEAL).

L. K. Clyde,

As Committee of the estate of

J. W. Gray,

Mary W. Morgan Lunatic,

State of South Carolina

County of Greenville,

Personally appeared before me L. K. Clyde, who being duly sworn says that he saw the within named Oscar Hodges, as Committee of the estate of Mary W. Morgan, Lunatic, sign, seal, and as his act and deed deliver the within written deed, and that he with J. W. Gray, witnessed