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State of South Carolina,
County of Greenville,

This indenture between Wm. H. Austin Jr. Agt., the Lessor, and E.F. & H.F. Watson, the lessee, witnesseth; that the lessor agrees to lease to the lessee the tract of land situate in said County, containing about forty acres, known as the Capell Place, place in Austin Township, county of Greenville, for agricultrial purposes.

To hold the same to the lessee from the first day of January 1906 to the thirty-first day of December 1906., And the lessee on his part agrees to pay to the lessor, as rent for the same one half of all the cotton, corn, fodder, cotton-seed, wheat, and everthing grown on the place, which shall become due as soon as gathered, and deli vered at Greenville, S.C.

And it is agreed to secure payment of said rent the lessor shall have an agricultrail lien on the crop produced on said land during the year, and all remidies to enforce the same as provided by law, and that lessee shall keep up the terraces and hill-side ditches The lessee agrees to take good care of the premises, and to deliver possession of same at expiration of lease without further notice, and to use only refused or dead timber for domestic purposes, this agreement to bind the parties, their heirs, executors and administrators.

Witness our hands and seals the twelfth day of March, 1906.

witness.
Robt. Wilson.
T.A. Snyder.

Wm. H. Austin, Jr.,
E.F. x Watson, (Seal)
H.F. x Watson, (Seal)

State of South Car[illegible]
County of Greenvil[illegible]

Personally appeared before me Robt Wilson, who on oath says that he saw the above named W .H. Austin, Jr., E.F. Watson, and H.F. Watson, si gn, seal and execute the above lease for the uses and purposes therein set forth.

Sworn to before the 18th.,
day of April A.D. 1906
H.B. Ingram, (L.S.)
Notary Public for S.C.

Robert Wilson.

Recorded April, 18th., 1906.