

State of South Carolina,  
County of Greenville.

I, J. Lee Greene, lessor in consideration of the rental hereinafter mentioned, have granted, bargained and leased, and by these presents do grant, bargain and lease unto J.M. Smith and M.V. Smith lessee the five room dwelling No. 722 store room and three rooms above N. 724 on Buncombe Street, corner Parker Street, to be used as dwellings and merchandising for the term of sixty (60) months from December first (1st.) 1909 to december first (1st.) 1914 and the said lessee in consideration of the use of said premises for the said term, promise to pay the said lessor the sum of Thirty (\$30.00) and no/100 dollars per month payable on the 31st, day of December, 1909 and on the last day of each and every month thereafter for sixty (60) months or until December first (1st.) 1914.

the lessor reserves the right to place at any time during the continuance of this lease, bill boards on outside of the buildings, but the right is not given to the lessee if used for any other purposes than herein expressed, the lessor shall have the option of immediately terminating this lease.

It is also agreed that the place is to be taken just as it stands, and no alteration, repairs or improvements to be made, and it is agreed that this lease is not assignable nor will lessee sub let the premises without written consent of lessor.

To have and to hold the said premises unto th said lessee J.M. Smith and M.V. Smith for the said term. It is agreed by the parties hereto that this lease, shall continue from year to year unless the party desiring to terminate it give to the other party sixty (60) days written notice previous to the time of the desired termination, but the destruction of the premises by fire or other casualty, or five (5) days arrear of rent shal terminate this lease at option of lessor, the lessee agrees to make good all breakage of glass and all other injuries done to premises during the term, except such as are produced by natural decay and agree to make no repairs, improvements or alterations in the premises without the written consent of the lessor.

Witness our hands and seals the seventh (7) day of December 1909.

Witness:

W.A. Palmer,	J. Lee Greene, (Seal)
J.H. Bagwell,	J.M. Smith, (Seal)
	M.V. Smith, <sup>his</sup> X (Seal)
	mark

State of South Carolina,  
Greenville Courty.

Personally came J.H. Bagwell and made oath that he saw the within named J. Lee Greene, J.M. Smith and M.V. Smith. sign and seal the within written instrument and that he with W.A. Palmer witnessed the execution thereof.

Sworn to before me this 11th,  
day of December A.D. 1909.

J.H. Bagwell

H.B. Ingram, (L.S.)  
Notary Public S.C.

Recorded December 11th, 1909.