

State of South Carolina

COUNTY OF Fairfield.

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M. C. Boulware

to

W. T. Boulware

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LEASE AND AGREEMENT TO PURCHASE

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LAW OFFICES OF  
McDONALD & McDONALD  
WINNSBORO, S. C.

of land unto the lessee upon the following terms, to wit:  
the said sum of Twenty five hundred Dollars to be paid in  
equal annual installments from the 1st day of January, 1917,  
with interest upon the whole amount from said date at the  
of seven per centum per annum, interest payable annually, and  
the whole of the debt and interest shall have been fully paid  
be secured by the Bond of the lessee, and a mortgage of the  
premises so sold and conveyed to him.

And the lessee hereby covenants and agrees, during  
term of this lease, to take good care of said premises, and  
in case he shall not purchase the same, as above provided, to  
deliver possession of the same to the said lessor at the expiration  
of this lease without further notice. This agreement shall  
bind the parties, their heirs, executors and administrators.

IN WITNESS WHEREOF the said parties have hereunto  
set their hands and affixed their seals the day and year first  
written.

Signed, Sealed and Delivered

in the Presence of:

*M. C. Boulware*  
*J. M. Donald*

*M. C. Boulware*

*W. T. Boulware*

State of South Carolina. }  
County of Fairfield. }

Personally appeared  
and on oath, says: That he saw the above named M. C. Boulware  
and W. T. Boulware sign, seal and execute the foregoing lease  
and agreement for the uses and purposes therein mentioned,  
that he, with \_\_\_\_\_, witnessed the execution  
thereof.

Sworn to and subscribed before me  
this \_\_\_\_\_ day of October, A.D. 1915. }

STATE OF SOUTH CAROLINA. }  
COUNTY OF FAIRFIELD. }

THIS MEMORANDUM OF AGREEMENT made and entered into this 26th day of October, A. D. 1915, between M. C. Boulware, hereinafter styled the lessor, and W. T. Boulware, hereinafter styled the lessee, WITNESSETH:

That, in consideration of the rent to be paid by the lessee, as hereinafter set forth, the lessor covenants and agrees to rent to the lessee all that certain piece, parcel or plantation of land lying, being and situate in the County of Fairfield, in the State aforesaid, known as the Chess Crosby Place, containing three hundred and twenty four (324) acres, more or less, being bounded on the North by lands of O. M. Wishart; on the East by lands of the estate of John Wishart; on the South by lands of J. D. Boulware and others, and on the West by lands of C. G. Boulware.

TO HAVE AND TO HOLD the said tract of land and premises to the lessee from the 1st day of January, A. D. 1916 until the 31st day of December, A. D. 1916.

And the lessee, on his part, hereby covenants and agrees to pay to the lessor as rent for the said tract or plantation of land twenty four hundred (2400) pounds of good, middling, lint cotton packed into merchantable bales, which shall become due, payable and deliverable on or before the 15th day of October, A. D. 1915, at Leeds, S. C.

And the said lessor and lessee hereby mutually covenant and agree with each other that should the lessee pay unto the said lessor on or before the 1st day of January, 1917, the sum of Five hundred Dollars, which sum shall include the proceeds of sale of the rent cotton above reserved, then, and in that event the lessor hereby covenants and agrees, in consideration of the additional sum of Twenty five hundred (\$2500) Dollars to be paid by the lessee, as hereinafter provided, to convey the said tract