

Whereas, on November 30th, 1912, Jos. A. McCullough and B. F. Martin entered into an agreement for the sale by the former to the latter of the lands hereinafter mentioned, Vol. 16. And whereas, on March 13th, 1913, same was reduced to writing, and in accordance with the terms and conditions therein stipulated, said lands are now to be conveyed to said Martin;

Jos. A. McCullough DEED TO B. F. Martin

STATE OF SOUTH CAROLINA,

COUNTY OF Greenville

KNOW ALL MEN BY THESE PRESENTS, That I, Jos. A. McCullough of the City of Greenville

in the State aforesaid

in consideration of the sum of

Forty Nine Thousand, Eight Hundred and Forty-Five & 95/100 (\$49845.95) DOLLARS,

to me in hand paid

at and before the sealing of these presents by B. F. Martin

(the receipt whereof

is hereby acknowledged), have Granted, Bargained, Sold and Released, and by these presents do Grant, Bargain, Sell and Release, unto the said

B. F. Martin, All those certain pieces, parcels or tracts of land situate, lying and being in Dunklin Township, County and State aforesaid, as follows:

(1) Tract known as the "Old McCullough home place", on both sides of the Augusta Road, containing 1008-92/100 acres, more or less, bounded by lands of Jesse L. French, C. Willis-Burton, the Henry Gaines land, the Robert Scott Land, and others, and has such metes and bounds as appear by a plat of W.M. Nash, surveyor, of date April 23rd, 1912, which plat purports to cover 1016-17/100 acres, and the boundaries include the lands previously conveyed to Columbia Church, 6-1/4 acres, and also the family burying ground of one acre; and deducting the said 7-1/4 acres from the amount of land contained in the said plat, there is remaining 1008-92/100 acres, intended to be conveyed by this deed. Said Nash plat is attached hereto and made a part hereof:-

(2) Tract containing 210 acres, adjoining tract No. 1, and known as the "A.C. Stepp home place" having such metes and bounds, as will appear by reference to the plat of J.M. Cox, surveyor, September 30th, 1901, reference to which is hereby craved. Said Cox plat is hereto attached and made a part hereof:-

(3) Tract containing 100-1/4 acres, more or less, bounded by the tracts No. 1 and No. 2, aforesaid, lands of Mrs. Tiny Austin, and others, and being the same tract conveyed to Jos. A. McCullough by D.P. Verner, Master, at the sale of the "A.C. Stepp home place"; conveyed by the said Jos. A. McCullough to J.R. Cothran, book "JJJ", page 377; and by J.R. Cothran to the said Jos. A. McCullough, book "F", page 3, reference to which deeds are hereby craved;

(4) Tract No. 3, containing 105 acres, more or less, adjoining tracts No. 2 and No. 3, and being the same tract conveyed to the said Jos. A. McCullough by Melvin A. Thomason, and others, on the 29th day of January 1909 by deed recorded in Vol. "PPP", page 240, and having such courses and distances as will appear by reference to this deed, the three tracts aggregating 1424 & 17/100 acres, more or less.

This is a sale by the acre at \$35.00 an acre, and the acreage of all four tracts is guaranteed errors in acreage to be corrected and adjusted; shortage to be deducted for, or excess to be paid for, - as the case may be, - at \$35.00 an acre.

Not only is the one acre family burying ground reserved by this deed, a conveyance having already been made by the late Col. James McCullough, and the said B. F. Martin, his heirs and assigns, hereby covenant and agree to give to the heirs of Jos. McCullough, Sr., deceased, and the families and friends of those buried in the said burying ground, the right of ingress and egress thereto; and the said B. F. Martin, his heirs and assigns, hereby covenant and agree to keep in reasonably good repair, the road leading from the main road to the cemetery.