

John H. Charles DEED TO Julia D. Charles

STATE OF SOUTH CAROLINA,
COUNTY OF Greenville

KNOW ALL MEN BY THESE PRESENTS, That I, John H. Charles

in the State aforesaid,
in consideration of the sum of
Ten DOLLARS,
to me in hand paid
at and before the sealing of these presents by Julia D. Charles

(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 Julia D. Charles, her heirs and assigns, all my real and personal property situate in Grove Township, Greenville County, State of South Carolina, more particularly described as follows:
First: All that tract of land containing 100 acres, more or less, being the same conveyed to me by N.A. Johnson, et-al by deed dated December 30th, 1916, and recorded in R.M.C. Office for Greenville County, Volume 42, page 7.
Second: That tract of land containing 263.87 acres, more or less, being the same conveyed to me by J.L. Rhodes by deed dated January 17th, 1918 and recorded in said R.M.C. Office Vol. 50, page 26
Third: That tract of land containing 20 acres, more or less, being the same conveyed to me by J. Herman Campbell by deed dated January 2nd, 1917, recorded in said R.M.C. Office Vol. 42, page 5
Fourth: That tract containing 46 acres, more or less, being all of the tract conveyed to me by D.P. Verner, Master by deed dated February 7th, 1903, recorded in Vol. KKK, page 125, except a tract of 3-2 acres conveyed by me to J.A. Garrison by deed recorded in Vol. 10, page 309.
Fifth: That tract containing 46-1/2 acres, more or less, being the same conveyed to me by Maude-Charles Wright by deed dated November 3rd, 1908, recorded in Vol. 3, page 176, less 20 acres heretofore conveyed by me to S.P. Campbell.
Sixth: That tract containing 70 acres, more or less, being the same conveyed to me by Mattie A. McGee, Executrix of the estate of J.M. McGee, by deed dated March 25th, 1908, recorded in Vol. 21, page 216.
Seventh: That tract containing 22.7 acres, more or less, being the same conveyed to me by E.C. Garrison and A.L. Garrison by deed dated December 9th, 1910, recorded in Vol. 17, page 473.
Eighth: That tract containing 76-1/2 acres, more or less, being the same conveyed to me by Thos. G. Crymes, et-al. by deed dated February 19th, 1916, recorded in Vol. 36, page 106.
Ninth: That tract containing 7 acres, more or less, being the same conveyed to me by Thos. G. Crymes, et-al. by deed dated February 19th, 1916, recorded Vol. 36, page 106.
Tenth: That tract containing 48-3/4 acres, being the same conveyed to me by D.P. Verner, Master by deed dated the 21st, day of December 1903, recorded in Vol. KKK, page 28.
Eleventh: All of personal property, consisting of horses, mules, cotton, corn and other farm products; automobile truck; all farming tools and implements; all the stock of goods, merchandise fixtures and accounts formerly of Bessie Mercantile Co.; grist mill, with all appurtenances belonging thereto, all debts, accounts, notes and choses of action due me; all the above described personal property being situated in the County and State aforesaid.
In trust, however, for the following uses and purposes:
First: To sell and convey all my real estate, or any part thereof, and make good fee simple deeds of conveyance for same; to sell and transfer, all or any part of my personal property; to mortgage all or any part of my real and personal property.
Second: In trust to pay out of the proceeds of said sales, conveyances, transfers and mortgages as follows: (a) all expenses necessarily incurred in carrying out the provisions of the trust herein enumerated; (b) to the grantee herein the sum of three thousand dollars, payable in ten equal installments at the end of each and every month commencing March 31st, 1919, as part compensation for her services in carrying out the trust herein specified; (c) to the creditors of the grantor according to their legal priorities; (d) from any funds remaining after making the payments provided for in (a), (b) and (c) above, to the grantor the sum of Six thousand dollars if there be so much remaining; after such payment if there still be funds remaining twenty-five per cent (25%) thereof is to be retained by the grantee here as further compensation for her services under the provisions of this deed, the remainder to be paid to the grantor herein.

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
Julia D. Charles, her
heirs and assigns, forever.

Subject to the trusts hereinabove expressed.

AND I myself, my
do hereby bind
heirs, executors and administrators, to warrant and forever defend, all and singular, the said premises unto the said
Julia D. Charles, her
heirs and assigns, against
myself and
my heirs, and against every person whomsoever lawfully claiming or to claim the same, or any part thereof.

WITNESS my hand and seal, this 14th day of February
in the year of our Lord one thousand nine hundred and nineteen and in the one hundred
forty-third year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of
W.T. Martin J.H. Charles (L.S.)
J.D. Harris (L.S.)
(L.S.)
(L.S.)
(L.S.)

STATE OF SOUTH CAROLINA
County of Greenville

PERSONALLY appeared before me, W.T. Martin
and made oath that he saw the within named J.H. Charles

sign, seal, and as his act and deed, deliver the within written Deed; and that he, with
J.D. Harris witnessed the execution thereof.
SWORN to before me, this 14th day of February A.D. 1919
J.D. Harris (L.S.)
Notary Public for S. C.

STATE OF SOUTH CAROLINA
County of Greenville

RENUNCIATION OF DOWER.

I, J.D. Harris, a notary public for S.C. do hereby certify
unto all whom it may concern, that Mrs. Hattie J. Charles
wife of the within named John H. Charles
did this day appear before me, and upon being privately and separately examined by me, did declare that she does freely, voluntarily and without any compulsion,
dread or fear of any person or persons whomsoever, renounce, release and forever relinquish unto the within named
Julia D. Charles, her
Heirs and Assigns, all her interest and estate, and also all her right and claim of Dower of, in or to all and singular the Premises within mentioned and released.

GIVEN under my hand and seal, this 14th day of February A.D. 1919
Hattie J. Charles
J.D. Harris (L.S.)
Notary Public for S. C.

Recorded February 19th, 1919. // // //