

State of South Carolina
County of Greenville

Whereas Thomas A. James, late of the County and State aforesaid, departed this life, testate, leaving of force his last will and testament, which has been duly probated and is now on file in the Office of the Judge of Probate;

And whereas by the 4th clause in said will he provided: "I appoint my sons Clarence Franklin James, Robert Lee James and Ethel Holtzelaw James, Executors of this my last Will and Testament, giving them full power and authority to sell and convey by deed, at private sale or public auction any or all of my said real estate, and divide the proceeds as hereinbefore directed if the same be necessary or expedient in the division of my estate."

And whereas the son Robert Lee James predeceased his father and the son Ethel Holtzelaw James was and is a non-resident of this State and none but Clarence Franklin James qualified as Executor, and who is now in the discharge of the duties of that office;

And whereas the son Robert Lee James left him surviving several children, one of whom has since died leaving her surviving several children, some of whom are minors; that one of the children beneficiary under said will is a resident of the State of Texas, another of the State of Georgia and another of the State of North Carolina, and in order to make a division of said estate, it is deemed necessary and expedient to sell the real estate belonging thereto,

Now, therefore, Know all men by these presents:

That, I, Clarence Franklin James, as Executor of the last will and testament of Thomas A. James, deceased, and by virtue thereof, in consideration of the sum of Sixty Seven Hundred Dollars to me in hand paid at and before the sealing of these presents by C. F. James, (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 C. F. James, his heirs and assigns, all of that tract of land situate in Chick Springs Township, near Erushy Creek Church in said County and State, adjoining lands of Freeman, Cox, Holtzelaw and others and was the home-place of said Thomas A. James at the time of his death, and is more particularly described as follows:

"Beginning at a point on Erushy Creek at the corner of the J. F. Freeman land and runs thence N. 31 W. 11.00 to an iron pin or near branch; thence N. 33 W. 34.08 to a stone on; thence N. 13.10 E. 15.56 to an iron pin; thence S. 85 $\frac{1}{2}$ E. 3.83 to an iron pin; thence S. 78.26 E. 10.88 to an iron pin; thence S. 64 E. 13.80 to an iron pin; thence S. 36 E. 3.71, more or less, to an iron pin near school-house; thence S. 93.4 E. 4.42 to a stone near Erushy Creek Church; thence S. 85 $\frac{1}{2}$ E. 5.50 to stones; thence S. 10 W. 6.13 to a stake near spring branch by a holly; thence S. 11 W. 10.27 to a poplar 3xcm; thence S. 2 W. 7.50 to a maple 3xcm; near branch; thence 18 $\frac{1}{2}$ W. 6.25 to stake; thence S. 85 $\frac{1}{2}$ W. 3.64 to a poplar; thence S. 18 $\frac{1}{2}$ W. 7.50 to a corner of a creek near mouth of the branch; thence up the meanders of said creek 10.79 to the point of beginning."

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 Premises before mentioned unto the said C. F. James his heirs and assigns forever.

And I do hereby bind myself, my successors, heirs executors and administrators to warrant and forever defend all and singular the said Premises unto the said C. F. James his heirs and assigns, against myself, my successors, and my heirs and so far as I lawfully can do, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness my hand and seal this the 19th day of December, in the year of our Lord one thousand nine hundred and thirty and in the 155th year of the Independence of the United States of America.

Signed, sealed and delivered

in the presence of:

B. A. Bennett

T. T. Richards.

Clarence Franklin James (SEAL)
As Executor.

The State of South Carolina, Greenville County.

Personally appeared before me T. T. Richards and made oath that she saw the within Named Clarence Franklin James, as Executor sign, seal and as his act and deed deliver the within written deed, and that she with B. A. Bennett witnessed the execution thereof. Sworn to before me this 19th day of December 1930.

T. T. Richards.

B. A. Bennett, (SEAL)
Notary Public for S. C.



S. C. Stamps \$14.00

Recorded this the 27th day of December 1930, at 10:00 A. M.