

TITLE TO REAL ESTATE.—G.T. 201

THE STATE OF SOUTH CAROLINA,
County of Greenville.

By virtue of Authority vested in us by will of C. S. Brooks late of Greenville County and State of South Carolina, said will now being on file in the office of Probate Judge for Greenville County:—

KNOW ALL MEN BY THESE PRESENTS, That We, B. W. Brooks & Mrs. Olive C. Brooks as Executors of the Estate of C. S. Brooks, late

In the State aforesaid,

In consideration of the sum of
Eight hundred fifty dollars and the assumption of mortgage. DOLLARS

to us In hand paid

at and before the sealing of these presents by

W. A. THOMASON,

(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

W. A. THOMASON:

All those two certain pieces, parcels and tracts of land situate, lying and being in Austin Township, County and State aforesaid bounded on the north by lands of W. A. Adams, Mrs. Elia Cox and S. I. Brooks; on the east by lands of Harley Griffin; on the south by lands of John E. Baldwin's Estate and Tract #3 of Plat of Survey made of the C. S. Brooks' farm in October 1936 by S. C. Moon and Company; on the west by lands of W. A. Adams, with metes and bounds as follows:—

Tract #1--Beginning at a stake on the Brooks' Road south of the main residence corner of tract #2 and running thence N. 37½ W. 1500 feet to a stake on Mrs. Cox's line; thence N. 20½ E. 893 feet to black gum corner of S. I. Brooks' land; thence S. 37½ E. 659 feet to branch; thence up the meanders of the branch in a general southeasterly direction 1182 feet to a stake on the branch; thence S. 38 E. 745 feet to corner of the Brooks' Road; thence along the meanders of said road in a southwesterly direction 1819 feet to the beginning corner, containing 51.2 acres, more or less, according to the plat and being Lot #1 on the plat above described.

Tract #2--Beginning at a stake on the Brooks' Road corner tract #1 and running thence N. 37½ W. along tract #1 1500 feet to stake on Mrs. Cox's land; thence S. 20½ W. 438 feet to a stone; thence N. 37½ W. 1184 feet to stone, corner W. A. Adams' land; thence along Adams' land S. 54½ W. 1800 feet to a rock; thence S. 38 E. 728 feet to rock; thence still along W. A. Adams' land S. 4 E. 533 feet to a rock corner of tract #3 on plat; thence N. 77 E. 1435 feet to a rock; thence S. 41 E. 229 feet to a rock; thence still along tract #3 N. 68 E. 845 feet to rock; thence S. 37½ E. 367 feet to a point in the center of Brooks' Road; thence N. 32½ E. 419 feet to the beginning corner, containing 89.8 acres, more or less, and being tract #2 of the above described plat.

The above described property is the same contained in five separate tracts conveyed to C. S. Brooks by deeds as follows:—

- (1) Deed from Mollie A. Fowler to C. S. Brooks dated February 25, 1907, for 39½ acres--deed recorded in the R. M. C. Office for Greenville County, Vol. 777 at page 634--less, however, a tract of 18 acres later sold to S. I. Brooks by the said C. S. Brooks;
- (2) Deed conveyed by J. H. & B. H. Brooks to U. S. Brooks dated February 22, 1913 for 72.9 acres--deed recorded in Vol. 70 at page 504;
- (3) Deed from W. P. & W. H. Poole to C. S. Brooks dated November 29, 1915 for 25 acres--deed recorded in Vol. 38 at page 274.
- (4) Deed from John M. Griffin, et al to C. S. Brooks dated December 24, 1917, for 17½ acres--deed recorded in Vol. 51 at page 52;
- (5) Deed from John E. Baldwin to C. S. Brooks dated January 13, 1919, for 2.47 acres--deed recorded in Vol. 34 at page 235.

The net acreage of the two tracts of land total;

- (1) Tract #1--51.2 acres,
- (2) Tract #2--89.8 acres.

Making a total acreage of 141 acres, more or less, herein conveyed according to Plat above referred to.

Purchaser agrees to assume the unpaid balance of note to the First Carolina Joint Stock Land Bank given by late C. S. Brooks and secured by a First Mortgage of the premises herein being conveyed, said balance being three thousand three hundred eighty-nine dollars and twenty-five cents (\$3,389.25)