

## TITLE TO REAL ESTATE

48782 PROVENCE-J. BEARD CO.-GREENVILLE

State of South Carolina,  
County of Greenville.

This Agreement, made and entered into this the 20th day of January 1942, by and between Woodville Investment Company, a corporation organized and existing under and by virtue of the laws of the State of South Carolina, party of the first part, and M. T. Clark and wife, Nellie M. Clark, of the County of Henderson, and State of North Carolina, parties of the second part.

## WITNESSETH:

That for and in consideration of the sum of ten dollars in hand paid by the parties of the second part, the receipt of which is hereby acknowledged, the said party of the first part hereby contract and agree to sell and convey to the said parties of the second part, their heirs and assigns, all that certain piece, parcel, tract, or lot of land situate, lying and being in Saluda Township, in the County of Greenville, and State of South Carolina, said land being on the Hendersonville-Greenville highway, and bounded and more particularly described as follows:

Beginning at an iron pin on the East side of the Hendersonville-Greenville Highway, which point is the southwestern corner of a certain tract of land heretofore conveyed by Woodville Investment Company to Mrs. Loretta M. Reid, and running thence S. 87-40 E. Four Hundred and Thirty (430) feet to a pin, thence N. 41-30 W. Three Hundred Eighty-Five (385) feet to a stake in creek, thence with center line of creek N. 7-00 W. Fifty-Six (56) feet, thence continuing along center line of creek N. 22-00 W. Forty-Eight (48) feet, thence continuing with center line of creek N. 65-00 West One Hundred Thirty-Three (133) feet to a stake, thence continuing with center line of creek N. 5-10 E. Seventy-two (72) feet to a point in the center line of Saluda Road, thence along center line of Saluda Road N. 62-00 E. Five Hundred Twenty-five (525) feet to a stake, thence continuing with center line of Saluda Road N. 70-30 E. Four Hundred Fifty-Four (454) feet to a point in center of Saluda Road, thence 71-30 E. one hundred Forty-five (145) feet to a hickory tree on Reeves line, thence S. 3-00 W. along line between Reeves and Woodville Investment Company Seven Hundred Forty-Six (746) feet to a stake, thence S. 72-30 E. along said dividing line between Reeves and Woodville Investment Company Three Hundred Thirteen (313) feet to a stake, thence S. 48-15 W. Fifteen Hundred Thirty (1530) feet to a stake on the right of way line of Hendersonville-Greenville Highway, thence along the right of way of line of the Hendersonville-Greenville Highway N. 19-00 W. Five Hundred Twenty-Nine (529) feet to a stake, thence continuing along line of Hendersonville-Greenville Highway N. 5-30 W. Two Hundred (200) feet to a stake; thence continuing with said line of Hendersonville-Greenville Highway N. 2-45 W. Three Hundred Twelve (312) feet to the place of beginning, Containing 31.2 acres. //

And the said Woodville Investment Company hereby agrees to execute and deliver to said parties of the second part, their heirs and assigns, on or before one year from date, a good and sufficient deed for said land, with full covenants and warranties, upon the condition that the said parties of the second part shall pay or cause to be paid to J. B. Ricketts, Trustee, the sum of Eight Hundred (\$800.00) Dollars, in cash, said sum of Ten Dollars (\$10.00) in hand paid to be deducted from said Eight Hundred Dollar cash payment, leaving a balance of Seven Hundred Ninety (\$790.00) Dollars to be paid.

It is further agreed that the parties of the second part shall have the right to take possession of the above described land, and the said parties of the second part hereby agree to pay the balance of the purchase price of Eight Hundred Dollars upon delivery of the said deed by the party of the first part. And to the true and faithful performance of all the agreements herein contained the party of the first part and the parties of the second part, do, each of them, bind themselves, their heirs, successors, and assigns, to carry out the terms and conditions of this agreement.

In witness whereof, the said party of the first part and the said parties of the second part have hereunto set their hands and seals, the day and year first above written.

Mary Ellen Owens  
Jas. H. Woodside

WOODVILLE INVESTMENT COMPANY

BY: John T. Woodside (SEAL)  
President.

State of South Carolina,  
County of Greenville.

Personally appeared before me Mary Ellen Owens and made oath that she saw the within named Woodville Investment Company by its duly authorized officer, John T. Woodside, President, sign, seal with its corporate seal, and as the act and deed of said corporation deliver the within written instrument and that she with Jas. H. Woodside witnessed the execution thereof.

Sworn to before me this 9 day of February, A. D. 1942.

Jas. H. Woodside (SEAL)  
Notary Public for South Carolina.

Mary Ellen Owens.



State of South Carolina,

(OVER)