

TITLE TO REAL ESTATE

48752 PROBATE-J. BRAD CO.-GREENVILLE

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE.

TITLE TO REAL ESTATE

WHEREAS, on the 23rd day of February, 1942 Mrs. Josie Miller, formerly of Greenville, S. C., died intestate, leaving as her sole heirs-at-law and distributees, her husband, Alfred Miller, of Sapphire, N. C., and brothers and sisters as follows: Thomas Hudgens, Lula McClellan, Zettie McNeely, James Hudgens, and children of Rebecca Kelly, a deceased sister: Homer Kelly, Pearl Kelly Rice, Barney Kelly and Grace Kelly Duncan, all of whom are more than twenty-one years of age, and

WHEREAS, on the 26th day of February, 1942, the husband, Alfred Miller, executed and delivered his certain deed conveying his undivided one-half interest in the estate of Mrs. Josie Miller, his wife, to James Hudgens as Administrator of the Estate of Mrs. Josie Miller, said deed being recorded in the R. M. C. Office for Greenville County in Vol. 243, at page 213, and the Probate record of the Estate of Mrs. Josie Miller being on file in the office of the Probate Judge for Greenville County in Apt. No. 453, File No. 24, and

WHEREAS, we, the undersigned heirs at law of said Mrs. Josie Miller are desirous of selling and conveying the real estate, now therefore,

KNOW ALL MEN BY THESE PRESENTS: That we, James Hudgens, individually and as Administrator of the Estate of Josie Miller, deceased, Thomas Hudgens, Lula McClellan, Zettie McNeely, Homer Kelly, Barney Kelly, Pearl K. Rice, and Grace K. Duncan, in the State aforesaid, in consideration of the sum of Two Thousand, One Hundred and no/100 -- (\$2,100.00) Dollars to us in hand paid at and before the sealing of these presents by Virginia C. Hinson (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 Virginia C. Hinson, her heirs and assigns forever:

All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, and in Ward Three of the City of Greenville, on the south side of Rhett Street, and being more particularly described as follows, to-wit:

Beginning at an iron pin on the south side of Rhett Street at the corner of lot now or formerly belonging to M. E. Carpenter, which point is 87 feet, 9 inches from the southeast corner of the intersection of Markley Street and Rhett Street, and running thence along the south side of Rhett Street, N. 71-45 E. 30 feet, more or less, to an iron pin, corner of lot now or formerly belonging to D. E. Wooten; thence along the line of that lot, S. 19-15 E. 130 feet, more or less, to an iron pin; thence along the line of lots formerly belonging to Mrs. M. E. Carpenter, S. 71-15 W. 31 feet to an iron pin; thence along the rear line of lots now or formerly belonging to Neal and M. E. Carpenter, N. 18-48 W. 131 feet, more or less, to the beginning corner on Rhett Street.

Being the same lot conveyed to D. W. James by Mary E. and Hattie C. Carpenter by deed dated April 30, 1925 and recorded in the R. M. C. Office for Greenville County in Vol. 106, page 92, and devised by the said D. W. James to his widow, Josie James as shown by said will recorded in the office of the Probate Judge for Greenville County in Apartment No. 278, File No. 2; said Josie James having married again to Alfred Miller, and having died intestate on Feb. 23, 1942, without leaving any children by either husband, surviving her.

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in anywise appertaining.

TO HAVE AND TO HOLD all and singular the premises before mentioned unto the said Virginia C. Hinson, her Heirs and Assigns forever.

And we do hereby bind ourselves, our heirs, executors and Administrators to warrant and forever defend all and singular the said Premises unto the said Virginia C. Hinson, and her heirs and assigns, against ourselves, our heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness our hands and seals, this the Fourteenth day of June, in the year of our Lord one thousand, nine hundred and forty-three and in the one hundred and sixty-seventh year of the Independence of the United States of America.

Signed, sealed and delivered
in the presence of:

H. M. Stewart
J. D. Mauldin

James Hudgens (SEAL)
Individually and as administrator of
the estate of Josie Miller

Thomas Hudgens (SEAL)

Mrs. Lula McClellan (SEAL)

Mrs. Zettie McNeely (SEAL)

Homer Kelley (SEAL)

Mrs. Pearl K. Rice (SEAL)