

State of South Carolina,
County of Greenville.

TITLE TO REAL ESTATE.
Walker, Evans & Cogswell Co., Law Stationers, Charleston, S. C.

KNOW ALL MEN BY THESE PRESENTS, That

J. H. Charles and B. F. McKenzie, of the County,
in the State aforesaid, for and
to us
(1,000⁰⁰) one thousand Dollars,
in hand paid at and before the sealing of these presents by

C. D. Nesbitt, of the County and in the State aforesaid,
(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. D. Nesbitt, his heirs and assigns, all that piece, parcel or*

tract of land, containing twenty-two and one-half acres, more or less, lying on the
Piedmont road, and situate and being in Grove Township, in Greenville County, within the State
of South Carolina, adjoining lands of C. D. Nesbitt, W. J. Payne and others, the same being the
real estate of Jas. W. Payne, deceased, conveyed to us by W. J. Payne and John S. Payne, Executors of
the estate of Jas. W. Payne, deceased, by deed dated the 28th day of December, 1893. Beginning on a stone
X 3 on the Piedmont road, thence N. 7 1/2 W. 9.0 to a stone X 3; thence N. 33 W. 10.6 to a stone X 3 on the
86.00.6.00 to a stone X 3; thence S. 3 1/2 W. 20.30 to a stone X 3 on the aforesaid Piedmont Road; thence N. 55 1/2 E.
along the said road to the beginning corner, and is more fully and correctly described by a plat made
by Wm. G. Lee, Surveyor, on the 13th day of Jan., 1894, which plat is hereto attached and made a part
of this deed of Conveyance.

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
C. D. Nesbitt and his Heirs and Assigns forever.

And we do hereby bind ourselves and our
Administrators, to warrant and forever defend all and singular the said premises unto the said
C. D. Nesbitt and his Heirs, Executors and

Heirs and Assigns, against us
and our Heirs, Executors and Assigns, any person whomsoever, lawfully claiming, or to claim the same, or any part thereof.

WITNESS our Hands and Seal this 15th day of January, A. D. 1894, in the
year of our Lord one thousand eight hundred and ninety four and in the one Hundred and
eighteenth year of the Sovereignty and Independence of the United States of America.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF
Wm. G. Lee
W. G. Simel
State of South Carolina,
Greenville County.

PERSONALLY appeared before me, *W. G. Simel*
and made oath that he saw the within named *J. H. Charles and B. F. McKenzie*
sign, seal, and as their Act and Deed, deliver the within written Deed; and that he with
Wm. G. Lee witnessed the execution thereof.

SWORN to before me, this 15th day of January, A. D. 1894,
Wm. G. Lee

State of South Carolina,
Greenville County.
Notary Public, S. C.

I, *Wm. G. Lee*, a Notary Public in the State of South Carolina
do hereby certify unto all whom it may concern, that Mrs. *H. J. Charles*
the wife
of the within named *J. 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 *C. D. Nesbitt and his*

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 15th day of January, Anno Domini 1894
Wm. G. Lee

Witness my Hand and Seal this 15th day of January, A. D. 1894, in the year of our Lord one thousand eight hundred and ninety four and in the one Hundred and eighteenth year of the Sovereignty and Independence of the United States of America.

State of South Carolina,

William J. Payne, of Greenville County, in the State of South Carolina, died leaving
in force his last will and testament, directing his executors to sell to the highest bidder, and W. J. Payne
and J. S. Payne, Executors of the last will and testament of James W. Payne, deceased,
as aforesaid, after it had been advertised it was exposed to sale on the 28th day of December, 1893, said lands was
brought to the bar of the Court by *B. F. McKenzie* for six hundred dollars, they being at that price the best and highest bidder.

KNOW ALL MEN BY THESE PRESENTS, That we,

W. J. Payne and J. S. Payne, Executors of the last will and testament of James W. Payne, deceased,
of Greenville County,
in the State aforesaid, for and
to us
Six hundred Dollars,
in hand paid at and before the sealing of these presents by

J. H. Charles and B. F. McKenzie, in the State aforesaid,
(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 *J. H. Charles and B. F. McKenzie, their heirs and assigns, all that certain*

tract of land situate, lying and being in Grove Township, in Greenville County, State of South Carolina, containing
twenty-two and one-half acres, more or less, bounded by W. J. Payne, C. D. Nesbitt and others.
Beginning on a stone X 4 on the Piedmont Road, thence N. 7 1/2 W. 9.50 to a stone X 4; thence N. 33 W. 10.60 to a
stone X 4 on the Piedmont Road, thence N. 36 W. 6.00 to a stone X 4; thence S. 3 1/2 W. 20.30 to a stone X 4 on the Piedmont
road, thence N. 55 1/2 E. along the Piedmont to the beginning stone corner, and being the real estate that
James W. Payne, died seized and possessed of near the town of Piedmont, in State aforesaid.

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
J. H. Charles and B. F. McKenzie, their Heirs and Assigns forever.

And we do hereby bind ourselves and our
Administrators, to warrant and forever defend all and singular the said premises unto the said
J. H. Charles and B. F. McKenzie, their Heirs, Executors and

Heirs and Assigns, against us
and our Heirs, Executors and Assigns, any person whomsoever, lawfully claiming, or to claim the same, or any part thereof.

WITNESS our Hands and Seal this twenty eighth day of December, A. D. 1893, in the
year of our Lord one thousand eight hundred and ninety three and in the one Hundred and
eighteenth year of the Sovereignty and Independence of the United States of America.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF
B. P. Week
C. B. Garratt
State of South Carolina,
County of Greenville.

PERSONALLY appeared before me, *C. B. Garratt*
and made oath that he saw the within named *William J. Payne and John S. Payne*
sign, seal, and as their Act and Deed, deliver the within written Deed; and that he with
B. P. Week witnessed the execution thereof.

SWORN to before me, this 28th day of December, A. D. 1893,
C. B. Garratt

State of South Carolina,
County of Greenville.
Notary Public,
S. C.

I,
do hereby certify unto all whom it may concern, that Mrs.
the wife
of the within named
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

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 day of Anno Domini 1893