

TITLE TO REAL ESTATE

The State of South Carolina,
COUNTY OF GREENVILLE.

WHEREAS Charles Homer Goldsmith died some years ago leaving a will, by the terms of which all of his property, real and personal, went to his widow, Mollie J. Goldsmith. His will is filed in the office of the Probate Court for Greenville County, S. C. in Apt. 152, File 30. Thereafter the said Mollie J. Goldsmith died leaving a will under the name of Mary J. Goldsmith which is likewise filed in the Probate Court for Greenville County, S. C. in Apt. 354, File. 21. Under the terms of that will the Executor, to-wit: Thos. T. Goldsmith, is given power and authority to convey, and it is by virtue of this authority that this conveyance is made.

KNOW ALL MEN BY THESE PRESENTS, That I, Thos. T. Goldsmith, as Executor of the Estate of Mary J. Goldsmith, deceased.

in the State aforesaid.

in consideration of the sum of Two Thousand Seven Hundred Fifty and no/100 (\$2750.00)

DOLLARS

to me

in hand paid, at and before the sealing of these presents by

F. A. Hunter, W. F. Gresham and R. W. Garrison, and their successors in office, as Trustees of School District 5-D of Greenville County, S. C.

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 F. A. Hunter, W. F. Gresham and R. W. Garrison, and their successors in office, as Trustees of School District 5-D of Greenville County, S. C.

"All that certain piece, parcel or tract of land lying and being situate in the Town of Simpsonville, County and State aforesaid, containing seven and one-half (7½) acres, more or less, and being the remaining portion of the lands formerly occupied by the late C. H. Goldsmith as his homestead and likewise being all that remains of a tract of land conveyed to C. H. Goldsmith by P. J. Vermillion by his deed dated Sept. 13, 1897, recorded in the RMC Office for Greenville County, S. C. in Book 28, page 79. The courses and distances as shown on that deed are as follows: Beginning at Stone Church lot corner in center of Georgia Road 3x; thence down said road S. 83-3/4 E. 550 to a stone in said Road 3x; thence N. 10.60 to a stone near a gully 3x; thence N. 83½ E. 272 to a stone head of branch 3x; thence down the meanders of said branch to a stone 3x; thence S. 69½ W. 5.12 to a stone grave yard corner 3x; thence along grave yard line S. 8 E. 321 to grave yard corner 3x; thence with said lines S. 64 W. 790 to a stone grave yard corner on College and Cemetery Streets 3x; thence with church lot line to the beginning corner."

The acreage within this boundary is named in the deed as eight and one-half (8½), however, there has been conveyed off and is excepted from this deed three lots and a strip adjoining one of the lots containing in the aggregate one (1) acre, more or less.

It is understood and agreed that this conveyance is to be made subject to any and all rental agreements or contracts now outstanding upon or against any portion of the lands and buildings above referred to. All taxes, county, State and City, for the year 1938 are to be paid by the grantees, but the said grantee or grantees are to receive all rents on the farm lands for the year 1938 and their receipt of rent on the buildings and house grounds is to begin with the delivery of the deed. First insurance is to be prorated as of the date of the deed.

The property which has been sold off the above described tract and which is specifically exempted from the operation of this deed is as follows: a lot deed by C. H. Goldsmith to C. H. Goldsmith, Jr. on March 1, 1911 by a deed recorded in the RMC Office for Greenville County, S.C. in Deed Book 13, page 507, a strip alongside that lot conveyed by C. H. Goldsmith to R. B. DuPree on Jan. 27, 1914, by a deed recorded in the RMC Office for Greenville County, S. C. in Book 56, page 486; a lot conveyed by C. H. Goldsmith to A. B. Cannon by a deed dated July 3, 1918, recorded in the RMC Office for Greenville County, S. C. in Book 42, page 468, and in addition to the lot originally conveyed to C. H. Goldsmith, Jr. another lot conveyed by Mary J. Goldsmith to J. B. Burdette by deed dated Feb. 12, 1923, and recorded in the RMC Office for Greenville County, S. C. in Deed book 88, page 116. All four of the conveyances here referred to constitute in fact two lots only.