

## TITLE TO REAL ESTATE

48782 PROVISION-J. LEARD CO.-GREENVILLE

STATE OF SOUTH CAROLINA,  
COUNTY OF GREENVILLE.

KNOW ALL MEN BY THESE PRESENTS, That We, Walter J. Sanders, H. H. Sanders and Charles W. Sanders, Jr., as Trustees duly appointed by a family agreement entered into by and between the members of the family of Charles W. Sanders; and as Trustees appointed by the Decree of the Court of Common Pleas for Greenville County, South Carolina, made and entered in the cause wherein Ida L. Sanders, et al, were Plaintiffs against Irene E. Sanders, et al, Defendants; and Ida L. Sanders, in her own right and as Trustee under the Last Will and Testament of C. W. Sanders; and Walter J. Sanders, as Trustee under said Last Will and Testament of C. W. Sanders, in the State aforesaid, for and in consideration of the sum of Four Thousand, Two Hundred and Fifty (\$4,250.00) Dollars to us in hand paid at and before the sealing of these presents by Fred Henson, 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 Fred Henson, Subject to the rights of occupying tenants:

"All that piece, parcel or lot of land in the City of Greenville, Greenville County, State of South Carolina, fronting on the West side of Townes Street and having the following metes and bounds: Beginning at a stake at corner of lands now or formerly of W. C. Cleveland and running in a Northerly direction along Townes St. 50 ft. to lot now or formerly of Mrs. G. V. Buck; thence with the Buck line in a Westerly direction 130 ft., more or less, to corner of the Buck lot and the Bull lot; thence Southerly with line of Bull lot 50 ft. to corner on Cleveland line; thence along the Cleveland line 129 ft. to the beginning point on Townes Street, being the same lot of land conveyed to Mary Lou Bates by deed recorded in Deed Book 53, page 33, R. M. C. Office for Greenville, and conveyed to C. W. Sanders by deed recorded in Book 92 at page 550, in said office."

Grantee to pay 1945 taxes.

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 mentioned unto the said Fred Henson, his Heirs and Assigns forever, Subject to the rights of occupying tenants.

The grantors Ida L. Sanders, in her own right and as Trustee under the Will of Charles W. Sanders, and Walter J. Sanders as Trustee under said Will join in the execution of this deed with the Trustees now vested with the legal title to the aforesaid premises by the terms of the Decree of the Court of Common Pleas for Greenville County, hereinabove referred to and also by the terms of the family agreement likewise hereinabove referred to, in order to vest in the grantee the entire title, in fee simple, to the premises above described.

And we do hereby bind ourselves, our successors, Heirs, Executors and Administrators, to warrant and forever defend all and singular the said premises unto the said Fred Henson, his heirs and assigns against us and our successors, heirs and all other persons whomsoever lawfully claiming, or to claim the same, or any part thereof.

Witness our hands and seals this 30th day of May, in the year of our Lord one thousand nine hundred and forty-five and in the one hundred and sixty-ninth year of sovereignty and independence of the United States of America.

Signed, Sealed and Delivered  
in the presence of:

Mae B. Sanders

Grey B. Sanders

As to Ida L. Sanders, in her own  
right and as Trustee, etc.

H. A. Caldwell

J. R. McLeod

As to Walter J. Sanders, as Trustee  
under the Will of Charles W. Sanders,  
and as to Walter J. Sanders as Trustee  
under the Decree of the Court, etc.

Ida L. Sanders (L. S.)

Ida L. Sanders, in her own right and as  
Trustee under the Will of Charles W. Sanders.

Walter J. Sanders (L. S.)

Walter J. Sanders, as Trustee under the Will  
of Charles W. Sanders.

Walter J. Sanders (L. S.)

Walter J. Sanders, as Trustee under the  
Decree of the Court of Common Pleas for  
Greenville County, S. C., and under the  
family agreement.