

TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA)
 COUNTY OF SPARTANBURG)

POWER OF ATTORNEY

J. COVA GROCE, ELLA GROCE HAMMOND, MEDA B. GROCE, HOMER W. GROCE)
 NOLAN A. GROCE, MRS. RUTH GROCE VERNER, AND MRS. CAROLYN GROCE)
 GRESHAM,)
 GRANTORS,)
 TO)
 J. E. GROCE,
 GRANTEE.

WHEREAS, E. O. Groce, late of Lyman, in the State and County aforesaid, died on or about December 19, 1943, leaving of force a last Will and Testament which has been duly filed in the Probate Court for Spartanburg County, South Carolina, wherein and whereby the said E. O. Groce made final disposition of his personal property and devised to his wife, Esma D. Groce, a life interest in all of his real estate, without making any further disposition of the remainder interest in his real estate, all with the result that said real estate, subject to the life interest therein devised to his wife, Esma D. Groce, passed or descended to the heirs at law and distributees of said E. O. Groce under the Statutes of Descent and Distribution of the State of South Carolina, such real estate of which the aforesaid E. O. Groce died seized and possessed being located in the Counties of Spartanburg and Greenville, South Carolina; and

WHEREAS, at the time of the death of the said E. O. Groce, to-wit, on December 19, 1943, his then heirs at law, who under the Statutes of Descent and Distribution of the State of South Carolina acquired an interest in all the property of which he died seized and possessed and intestate in respect thereof and thereto were his brothers, sister, nephews and nieces, to-wit:- J. E. Groce, L. A. Groce, J. C. Groce (brothers), Ella Groce Hammond (sister) and Homer W. Groce, Nolan A. Groce, Mrs. Ruth Groce Verner and Mrs. Carolyn Groce Gresham (nieces and nephews of the said E. O. Groce, deceased, and children of a deceased brother, Homer W. Groce, who pre-deceased the said E. O. Groce), as well as his widow Esma D. Groce who is a party to this agreement but will act for herself in any conveyances of real estate of which the said E. O. Groce died seized and possessed, as will J. E. Groce, the Grantee herein, and

WHEREAS, L. A. Groce, brother of the aforesaid E. O. Groce, died April 26, 1947, leaving of force a last Will and Testament wherein and whereby the said L. A. Groce, who had a vested interest in remainder (subject to the life interest of Esma D. Groce) in the intestate property of E. O. Groce, deceased, devised his entire estate to his wife, Meda B. Groce; and

WHEREAS, undersigned parties who are now part owners of the aforesaid real estate formerly owned by E. O. Groce, deceased, are interested in disposing of said real estate, in whole or in part, and wheresoever situate and are desirous of expediting sales thereof and to that end desire to execute a Power of Attorney to the Grantees above named to the end that he may have full and proper authority to convey their interest in any and all real estate, wheresoever situate, acquired by inheritance (or otherwise) as heirs at law of E. O. Groce, deceased:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that we, the undersigned, J. Cova Groce, Ella Groce Hammond, Meda B. Groce, Homer W. Groce, Nolan A. Groce, Mrs. Ruth Groce Verner, and Mrs. Carolyn Groce Gresham do hereby constitute and appoint J. E. Groce of Lyman, South Carolina, to be our lawful Attorney for us and each of us and in our respective names and for our use to sell and convey any and all real estate and interests therein and appurtenances thereto or any parcel or parcels thereof, situate in either Spartanburg or Greenville County, or both, in the State of South Carolina, acquired by us as heirs at law of E. O. Groce, deceased, either by private sale or by public auction, and either together or in separate parcels or lots, for such price and upon such terms and as to him shall seem advisable, provided such sales are approved of and necessary instruments of conveyance thereof are joined in by Esma D. Groce, widow of E. O. Groce, deceased.

Upon the receipt of the consideration or purchase price for the same or any part thereof our said Attorney (J. E. Groce) is authorized to give a good receipt therefor, which receipt shall exonerate the purchaser paying such money from seeing to the application thereof, or being responsible for the loss or misapplication thereof.

Our said Attorney (J. E. Groce) is authorized by the undersigned and each of us to sign and seal as our respective acts and deeds any instrument in right, and to do every other thing necessary or proper for carrying into effect and execution any agreement of sale made by him in such manner that all our estate, right, title or interest in or to the land and appurtenances included in such agreement or agreements of sale may be effectually and absolutely conveyed and assured to the purchaser or to the respective purchasers thereof, his and their heirs and assigns forever.

And we, the undersigned, do separately and severally declare that all and every the receipts, deeds, matters and things which shall be done by the said J. E. Groce, our said Attorney, given, made or done for the aforesaid purposes, shall be as good, valid and effectual to all intents and purposes whatsoever as if the same had been signed, sealed, delivered, given, made or done by us

(continued - See: other side)