

VOL. 32. TITLE TO REAL ESTATE.

State of South Carolina,
County of Greenville.

Personally appeared before me J.J. McSwain and made oath that he saw the within named W.E. Mackey and Glover Hart, sign, seal and as their act and deed deliver the within written agreement and the -he with Dixon D. Davis witnessed the execution thereof.

Sworn to before me this 19, day

of February 1915.

J.J. McSwain

Dixon D. Davis,
Notary Public for S. Car.

Recorded for February 19th, 1915.

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(Appointment of Atty. & Agt. 75 ¢)

State of South Carolina,
County of Greenville.

Whereas, I am indebted to James I. West by a first mortgage on my land in the sum of Three thousand four hundred and twenty dollars and thirty-nine cents (\$ 3420.39), and am indebted to J.J. McSwain by a second mortgage on my land, and

Whereas, James I. West has instituted foreclosure proceedings, and J.J. McSwain has paid three hundred dollars (\$300.00) interest and attorneys fees to stop the foreclosure proceedings; Now, I do hereby constitute and appoint J.J. McSwain my agent and attorney in fact with full power to negotiate for me and in my name for the sale of land, and is possible he is to sell that part of my land purchased from Mr. James I. West first, provided a sufficient sum may be obtained to reduce the debt so as to make the balance on my original home place safe, and with full power in the said J.J. McSwain to subdivide said place, or places, into two or more tracts with lines crossing and intersecting the original lines if found desirable to make the land sell better, and with full power in the said J.J. McSwain to fix the price and terms, and do hereby bind myself, my heirs and assigns to make a deed of conveyance to such purchaser as he may contract to sell the same to, but as I own a two-thirds interest in that part of the land conveyed to me and my wife by Mr. Ace Greene, and other, for the same or any part thereof as may be bargained to be sold, I authorize J.J. McSwain to institute proceedings in partition in my name, making my children parties in order that the purchaser or purchasers may obtain a good title; I also agree to stand the necessary court costs and a reasonable attorneys fee for such work in order to get a good title. I hereby authorize J.J. McSwain to employ P.S. Butler or any other competent and reliable real estate agent that he may see fit, and in consideration of the services rendered by the said J.J. McSwain, and to be rendered by him and the said real estate agent in saving my land for a sacrifice sale in foreclosure proceedings, I hereby agree to pay the said J.J. McSwain out of the proceeds of the sale, after the payment of the costs of the mortgage debts, the expense of advertising, surveying, et cetera., a commission and fee of ten per cent of the selling price of said land and out of which, however, he is to pay the real estate agent.

Witness my hand and seal at Greenville, S.C., this 19, day of February A.D. 1915.