

Fountain Inn, S.C.

Dated June 7, 1920.

This memorandum between B.W. Weathers, party of the first part Fountain Inn, S.C. hereinafter called the Seller, and J.W.P. Vaughan, party of second part, Fountain Inn, S.C. hereinafter called the purchaser, witnesseth:

That the seller agrees to sell to the purchaser the land hereinafter described for the sum of \$160.00 one hundred sixty and no/100 per acre, to be paid as follows: \$1025.00 Note - \$514.00 note to close trade. Balance to be paid Jan. 1st, 1921 when deed is made, deferred payments to bear interest from -- at the rate of -- per cent. per annum and to be secured by note of the Purchaser and mortgage of the premises, conveyance to be made when the full purchase price is paid or secured to be paid as provided above.

And the purchaser agrees to buy the land hereinafter described and pay for same as above stated.

Description of land known as part of L.H. Templeton Estate. Tract contains (58) acres, more or less, situated in Fairview Township, Greenville Co., S.C., bounded by lands as follows:

W.D. Rodgers and A.G. Huff.

In presence of:

B.W. Weathers (L.S.)

J.H. Knight,

J.W.P. Vaughan, (L.S.)

B.B. Edwards,

State of South Carolina,

County of Greenville.

Personally appeared before me B.B. Edwards and made oath that he saw the within named B.W. Weathers and J.W.P. Vaughan sign, seal and as their act and deed, deliver the within written instrument and he with J.H. Knight witnessed the execution thereof.

Sworn to before me this 3rd, day

of November 1920.

B.B. Edwards

F.W. Welborn

Notary Public.

Recorded November 3rd, 1920.

State of South Carolina,

County of Greenville.

Whereas, James K. McCuen on or about the 27th, day of October 1887, conveyed to Zedekiah Estes a certain tract of land containing eighty-six acres fully described in the office of Register Mesne Conveyance for Greenville County, South Carolina in Mortgage Book X, at page 141.

And whereas, said deed of conveyance has been lost without being recorded, and whereas, the said Zedekiah Estes on the 15th, day of January 1895 conveyed forty and 55/100 acres of said tract of land to W.B. Gaines fully described in the office of Register Mesne Conveyance for Greenville County, South Carolina in Vol. BBB, at page 311. Said tract of land has been conveyed to various parties and M.P. Senn is now the legal owner.

And whereas, James K. McCuen died about 1901, leaving of full force and effect his last will and testament, which was probated in Laurens County, South Carolina, in said will he devised his lands to his widow, Eliza McCuen for life, and at her death to his children, W.B. McCuen, Nannie C. Arnold, John H. McCuen, James F. McCuen, Emma Taylor, Mary E. Arnold, Eliza Pearl Freeman, Clary Milton McCuen and Charles Kelly McCuen.

And whereas, said devisees under the will of James K. McCuen desire to perfect the title in the said M.P. Senn to the lands herein described,

Now therefore, know all men by these presents, That we, John H. McCuen, and James F. McCuen, individually and as Executors of the estate of James K. McCuen, deceased, Eliza McCuen, W.B. McCuen, Nannie C. Arnold, Emma Taylor, Mary E. Arnold, Eliza Pearl Freeman, Clary Milton McCuen

and Charles Kelly McCuen for and in consideration of the premises and five dollars to us in hand paid at and before the sealing of these presents by M.P. Senn, the receipt whereof is hereby

acknowledged, have granted, bargained, sold and released and by these presents do grant, bargain,

sell and release and quit claim unto the said M.P. Senn, his heirs and assigns: All that piece, parcel or tract of land situate, lying and being in Dupkin Township, Greenville County, South Carolina, on waters of Little Horse Creek bounded by lands of M.P. Senn, Eliza McCuen and others, containing forty and 55/100 acres, more or less, and being a part of the eighty-six acres hereinabove referred to: Beginning at a stake on Zedekiah Estes land and running thence N. 41 W. 27.86 to a stake; thence N. 11-1/2 E. 10.49 to a post oak; thence N. 74 E. 3.50 to a stake; thence S. 27 E. 1.60 to a stone; thence N. 65 E. across the creek 4.00 to a stone; thence S. 38 E. 26.76 to a stone; thence S. 35-1/2 W. 13.25 to the beginning corner.

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 M.P. Senn, his heirs and assigns forever.

And we do hereby bind ourselves, our heirs, executors and administrators to warrant and forever defend all and singular the said premises unto the said M.P. Senn, his heirs and assigns against us and our heirs and assigns and against no other person.

In witness whereof, we have hereunto set our hands and seals this -- day of June, A.D. 1920 and in the one hundred and forty-fourth year of American Independence.

(Over)