

State of Georgia,
County of Richmond.

Title to Real Estate

S. C. Stamps \$10.00
" 5.00

For this consideration see file No. 127

Whereas, J. J. Hardin, late of Fountain Inn, S. C. died testate on November 8th, 1932, seized and possessed of the real estate hereinafter described, recently conveyed to him by the grantee herein, which premises were subject, at the time of his death to a purchase money mortgage for \$5,000.00, which said mortgage were recorded on November 4th, 1932, just four days prior to his death:

And Whereas, it has been made to appear, after a full hearing in the proceeding below mentioned, that it is to the best interest of all parties that the said premises be forthwith reconveyed from his estate to the grantee herein as holder of the purchase money mortgage, said grantee being the former owner of the said premises:

And Whereas, the will of the said J. J. Hardin, of which his widow, Mrs. Nora J. Hardin is the sole executrix and is the sole legatee of his estate, contains no clause vesting the said executrix with power to convey real estate:

And Whereas, it is desirable to the parties interested that the said premises be forthwith conveyed by his estate to the grantee herein, in satisfaction of the mortgage debt:

And Whereas, suit was instituted in the Court of Common Pleas for Greenville County, South Carolina, for the purpose of having the Court to authorize and direct the conveyance of the said premises back to the Buckeye Cotton Oil Company, and to confirm the said conveyance by the within deed, said suit being entitled Mrs. Nora J. Hardin, Individually and as executrix of the last will and testament of J. J. Hardin, Plaintiff, versus the Buckeye Cotton Oil Company, defendant.

And Whereas, a decree was signed by His Honor, Judge B. Darway Over, on the day of December, 1932, directing the grantor herein to convey the premises hereafter described in satisfaction of the mortgage debt and for the one other consideration hereinafter more fully stated, said decree being now on file in the office of the Clerk of Court for Greenville County, S. C. in the above stated case, to which decree reference is directed.

Now Know All Men By These Presents, that I, Nora J. Hardin, Individually and as Executrix of the last will and testament of J. J. Hardin, deceased, late of the County of Greenville, State of South Carolina, in consideration of the sum of six hundred twenty six dollars and 56/100 (\$626.56) to me paid by the Buckeye Cotton Oil Company, and in the further consideration of the satisfaction of a certain mortgage for the sum of Five Thousand and Two hundred and no/100 (\$510.00) dated October 31st, 1932 and filed in the P. M. C. Office for Greenville County, said mortgage being executed by J. J. Hardin to the Buckeye Cotton Oil Company and the cancellation of the said notes secured by the said mortgage, have granted, bargained, sold and released and by these presents do grant, bargain, sell and release unto the said Buckeye Cotton Oil Company, all the following described real estate:

All of the right, title and interest of the Estate of J. J. Hardin in to and under a certain lease or contract executed originally by Charleston and Western Carolina Railway Company, with Fountain Inn Oil Mill Company and subsequently by it transferred to Fountain Inn Mill & Fertilizer Company, and subsequently by it, through the Sheriff, transferred to the Buckeye Cotton Oil Company, concerning and appertaining to the land upon which is located a three room brick warehouse in the Town of Simpsonville, and in addition thereto, all of the right, title and interest of the Estate of J. J. Hardin in the said three room brick warehouse, rights of way, platform, machinery and appurtenances, adjoining and used in connection therewith, said Simpsonville warehouse being located upon the railroad siding and adjoining the warehouse of Griffin (Over.)