

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE.

One L. M. Jones of the County and State aforesaid died many years ago leaving a will which was duly admitted to Probate and is now filed in the office of the Probate Court for Greenville County in Apartment 49, File, 9. By the terms of that will and the codicils thereto, the said L. M. Jones left all of his property to his widow, Martha C. Jones, for the term of her natural life and upon her death to his three nephews James Allen McKinney, William Jefferson McKinney, and Thomas Franklin McKinney, with the proviso and upon the condition that "Neither of them nor their heirs shall sell their interest in said land within the term of ninety nine years, and in case either of them or their heirs should attempt to do so, then the interest of such legatee or heir shall be equally divided among the other residuary legatees under my will."; and with a further limitation reading as follows: "To Have and To Hold the same in severalty, to them and their respective heirs of their respective bodies, subject to conditions contained in the fifth clause (that just quoted); and in case either or any of them should die without issue, the interest of the one or ones so dying to go to the survivor or survivors."

At the time the said will was made, and at the time of the death of the said L. M. Jones, all three of the aforesaid legatees, that is--James Allen McKinney, William Jefferson McKinney, and Thomas Franklin McKinney--were minors and neither had a child or children.

The will further provides that upon the death of the life tenant the lands of the testator were to be divided by commissioners and each of the aforementioned three parties was to be put into possession of the tract of land set off to him. And after the death of the life tenant, the lands were so divided by commissioners and each of the said parties put into possession of a portion thereof.

Since the death of the said L. M. Jones, all three of the aforementioned legatees, that is--James Allen McKinney, William Jefferson McKinney, and Thomas Franklin McKinney--have married and have had born unto them each a child or children.

The aforesaid James Allen McKinney is now dead, leaving as his sole heirs at law his widow, Mrs. Mattie McKinney, and his three children, to-wit: C. C. McKinney, Ira McKinney, and Mrs. Estelle McKinney Knight. The said William Jefferson McKinney is also dead, he having died leaving as his sole heirs at law his widow, Mrs. Rossie E. McKinney, and his six children to-wit; R. B. McKinney, Eloise McKinney, Mrs. Ruth McKinney Smith, Edna Mae McKinney, Mrs. Virgil McKinney Coker, and W. Harold McKinney. But the said Thomas Franklin McKinney is still living, being now a widower and having one child, to-wit, Janie McKinney.

[The lands set off to the aforementioned William J. McKinney by the commissioners is the same as that which is hereinafter described and conveyed.

Some question has arisen as to what the rights of the various parties are under the will of the said L. M. Jones and in order that each of the respective interests under the will may be owned in fee simple and without limitations or reversionary rights or interests, we, Thomas F. McKinney and his daughter, Janie McKinney, together with C. C. McKinney, Ira McKinney, Mrs. Estelle McKinney Knight, and Mrs. Mattie McKinney, each being of full legal age, and in consideration of an exchange of deeds, do hereby convey all our rights, title, and interest, now had or hereafter to be acquired, in and to the property hereinafter described unto R. B. McKinney, Eloise McKinney, Mrs. Ruth McKinney Smith, Edna Mae McKinney, Mrs. Virgil McKinney Coker, and W. Harold McKinney.

KNOW ALL MEN BY THESE PRESENTS, That We, Thomas F. McKinney, Janie McKinney, C. C. McKinney, Ira McKinney, Mrs. Estelle McKinney Knight, and Mrs. Mattie McKinney, in the State aforesaid, in consideration of the sum of Ten (\$10.00) Dollars and the premises to us in hand paid at and before the sealing of these presents by R. B. McKinney, Eloise McKinney, Mrs. Ruth McKinney Smith, Edna Mae McKinney, Mrs. Virgil McKinney Coker, and W. Harold McKinney (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 R. B. McKinney, Eloise McKinney, Mrs. Ruth McKinney Smith, Edna Mae McKinney, Mrs. Virgil McKinney Coker and W. Harold McKinney, [all our right, title, and interest, present or future, together with any right or claim which we may have in the nature of a reversionary interest by reason of the breach of any condition or proviso in the will of the said L. M. Jones, in and to the following described tract or parcel of land:

All that certain piece, parcel, or tract of land lying and being situate near Simpsonville, Jonesville School Community in the County and State aforesaid, containing $74\frac{1}{2}$ acres, more or less, according to a survey and plat made by W. W. Hendrix on Oct. 10, 1898, and being the same set off to William Jefferson McKinney by the Commissioners in a division of the Estate of L. M. Jones, and being specifically described by the W. W. Hendrix plat as follows, to-wit: Beginning at a stake on the extreme northwestern corner of said tract of land and running thence S. 50 E. 19.00 to a stake; thence S. 15 W. 27.00 to a stake; thence S. $1\frac{3}{4}$ W. 24.73 to a stake; thence S. $87\frac{1}{2}$ W. 6.69 to a stake; thence N. 4 W. 18.68 to a stake; thence S. $85\frac{1}{2}$ W. 17.00 to a stake; thence N. $4\frac{1}{2}$ E. 7.94 to a stake; thence N. $83\frac{3}{4}$ E. 15.35 to a stake; thence N. $3\frac{1}{2}$ E.