

TITLE TO REAL ESTATE

2723 PROVENCE-LARRARD CO.-GREENVILLE

State of South Carolina,
County of Greenville.

Whereas, Anderson Traynham, late of the County and State aforesaid, departed this life testate and seized and possessed of the land hereinafter described, and left him surviving, as his sole heirs at law, legatees and devisees the following: Pernecia J. Traynham, his widow, and his children, Lillian Bagwell, Thomas R. Traynham, Martin L. Traynham, Pearle Medlock, Minnie Hammond, J. P. Traynham, J. C. Traynham, Essie Taylor, B. C. Traynham, and J. A. Traynham; and

Whereas, at the time of his death, there was, and still is, a mortgage on the referred to tract of land; and

Whereas, J. A. Traynham has agreed to take title to said property, (pay off the mortgage debt) keep up the insurance premiums on the life of his mother, Pernecia J. Traynham, and to give to her a home on the premises as long as she wishes to claim the same, and to clothe her, support her, which includes board, medical attention and necessary things to be done for her comfort; and

Whereas, all of the parties named are over twenty-one years of age, are free from any disability and there being no child or children deceased leaving surviving a child or children;

Now, therefore, know all men by these presents, that we, Pernecia J. Traynham, Lillian Bagwell, Thomas R. Traynham, Martin L. Traynham, Pearle Medlock, Minnie Hammond, J. P. Traynham, J. C. Traynham, Essie Taylor and B. C. Traynham, in the State aforesaid, for and in consideration of the fore-going premises, the assumption of said mortgage debt, the keeping up the said insurance premiums, the giving to the said Pernecia J. Traynham, a home on the premises as long as she shall claim it and to board, clothe and provide medical treatment and such other things as to give a comfortable support, all in hand to us paid, at and before the sealing of these presents, by J. A. Traynham, 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 J. A. Traynham, his heirs and assigns, all that certain tract of land situate in Oaklawn Township, in the County and State aforesaid, containing twenty-four acres, more or less, and bounded on the east by the lands of M. L. Traynham, on the west or southwest by J. A. Coker and on the southeast by William Boyce, being all the land owned by Anderson Traynham at the time of his death, formerly known as part of the old Billy Sullivan place and is the same place where the said Pernecia J. Traynham and B. C. Traynham now live.

That the consideration above referred to is a condition subsequent and is to at all times be observed and performed.

The mortgage above referred to as being assumed by the grantee herein is so much of the mortgage recorded in Volume 207, page 29, as would cover the above twenty-four acres of land and the amount of the principal is \$2700.00.

This conveyance is intended to vest in the said J. A. Traynham all of our right, title and interest of, in and to the aforesaid lands, whether it be a life estate, estate in remainder, present or future.

To Have and to hold all and singular the Premises before mentioned unto the said J. A. Traynham, 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 J. A. Traynham, his heirs and assigns, against ourselves and our heirs and against every person whomsoever lawfully claiming, or to claim the same or any part thereof.

Witness our hands and seals this 26 day of December, in the year of our Lord one thousand nine hundred and thirty-two, in the one hundred and fifty-seventh year of the independence of the United States of America.

Signed, sealed and delivered

in the presence of:

A. W. McDavid

A. W. McDavid, Jr.

Pernecia J. Traynham (SEAL)

Thomas R. Traynham (SEAL)

Lillie Bagwell (SEAL)

Pearle Medlock (SEAL)

Minnie E. Hammond (SEAL)

J. C. Traynham (SEAL)

B. C. Traynham (SEAL)

Essie I. Taylor (SEAL)

M. L. Traynham (SEAL)

Individually and as Executor

J. P. Traynham (SEAL)

Individually and as Executor.