

## TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA - GREENVILLE

THE STATE OF SOUTH CAROLINA,  
COUNTY OF GREENVILLE.

KNOW ALL MEN BY THESE PRESENTS, That I, E. L. Martin, in the State aforesaid, in consideration of the sum of Five and no/100 (\$5.00) Dollars and division of property, to me in hand paid at and before the sealing of these presents by R. L. Martin (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. L. Martin, all my right title and interest, the same being an undivided one-half interest in and to the following tracts of land:

✓ All that tract of land situate in Fairview Township, Greenville County, State aforesaid, containing 149 acres, more or less, on branch waters of Reedy River, bounded by lands now or formerly of L. L. Richardson, D. P. Cox, estate of Richardson, Hannah Richardson, W. P. Hammett, T. Thomason and known as the Martin place. This being the same property conveyed to J. D. Richardson by T. J. Richardson by deed dated October 30, 1891, recorded in the R. M. C. Office for Greenville County in Deed Book "AAA" at page 300.

Also all that piece, parcel or tract of land situate in Fairview Township, County and State aforesaid, on waters of Rabun Creek, containing eighty acres, more or less, (seventy-five acres by recent survey) adjoining lands now or formerly of E. B. Martin. Thos. Thomason and others and known as a part of the real estate of James M. Thomason. This being the same property conveyed to J. D. Richardson by L. L. Richardson by deed dated December 1, 1895, recorded in the R. M. C. Office for Greenville County in Deed Book 70 at page 232.

Also all that certain tract of land situate in Fairview Township, County and State aforesaid, containing forty-seven acres, more or less, and fully described in deed from T. T. Thomason to J. A. Thomason, dated September 7, 1905, and recorded in Book 000 page 596. This being the same property conveyed to J. D. Richardson by J. W. Gray, Master, by deed dated December 11, 1913, recorded in the R. M. C. Office for Greenville County in Deed Book 14 at page 162.

Also all that tract or parcel of land lying, being and situate in Fairview Township, County and State aforesaid, beginning on Neely Ferry Road and runs thence S. 75 W. 14.37 to stone; S. 40 W. 2.13 to stone; S. 88 W. 6.17 to stone; thence S. 44 W. 5.10 to stone N. 54 W. 2.86 to stone; thence S. 30½ W. 3.44 to stone; thence S. 62 E. 17.55 to stone; thence S. 54 E. 26.58 to stone in Neely Ferry Road; thence up said road N. 41½ W. 7.33 to beginning corner, containing (35.385/100) and thirty and 385/100 acres, and bounded by lands now or formerly of Augustus Huff, T. T. Thomason and others. This being the same property conveyed to J. D. Richardson by Thomas Thomason by deed dated October 11, 1889, recorded in the R. M. C. Office for Greenville County in Deed Book "WWW" at page 84.

Also all that tract or parcel of land lying, being and situate in Fairview Township, County and State aforesaid. Beginning on stone on Greenville Road; thence N. 44½ 21.95 to stone 3x; thence S. 29¼ 22.50 to stone on branch; thence S. 50¼ W. 7.47 to maple; thence S. 40¼ E. 2.50; thence S. 54 E. 2.86 to stone; thence N. 74 E. 5.10 to stone; thence N. 85½ E. 6.17 to stone; thence N. 46 E. 2.13 to stone; thence N. 75 E. 14.37 to beginning corner, containing 33 3/4 acres, more or less, and bounded by lands now or formerly of J. D. Richardson, Thomas Hammett and others. This being the same property conveyed to J. D. Richardson by Thomas Thomason by deed dated February 13, 1894, recorded in the R. M. C. Office for Greenville County in Deed Book 42 at page 137.

The foregoing five tracts are a portion of the seven hundred fifty (750) acre tract of land mortgaged by J. D. Richardson to the First Carolinas Joint Stock Land Bank of Columbia by mortgage dated June 3, 1927, recorded in mortgage book 181 at page 229. Said mortgage was later foreclosed by said Joint Stock Land Bank and in said foreclosure proceedings said seven hundred fifty (750) acres were conveyed by E. Inman, Master, to the said Joint Stock Land Bank by deed dated October 14, 1931, recorded in the R. M. C. Office for Greenville County in Deed Book 162 at page 203. Thereafter the said First Carolinas Joint Stock Land Bank of Columbia conveyed said seven hundred fifty (750) acres to the within grantor and grantee by deed dated February 10, 1939, recorded in the office of R. M. C. for Greenville County in Deed Book 209 at page 101.

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 Premises before mentioned unto the said R. L. Martin, his Heirs and assigns forever. And I do hereby bind myself, my Heirs, Executors and Administrators to warrant and forever defend all and singular the said Premises unto the said R. L. Martin, his Heirs and assigns, against me and my Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness my hand and seal, this 18th day of Jan. in the year of our Lord one thousand nine hundred and forty in the one hundred and sixty-fourth year of the Independence of the United States of America.

Signed, sealed and delivered in the presence of:

L. E. King  
Wilton A. Leopard.

E. L. Martin (L. S.)