

TITLE TO REAL ESTATE

CONTRACT.

TO HALL AND COX.

Greenville, S. C. 12-9-1940

For and in consideration of One Dollar (\$1.00) the receipt of which is acknowledged I hereby appoint you exclusive agent to make sale of real property herein described as One 5 Room House & Lot, for the price of \$2725.00 on the following terms: \$522.09 cash, and \$2202.91 secured by mortgage thereon for 11 years 7 mo at 6 per cent. and you are hereby authorized to accept a deposit to be applied on the purchase price, and to execute a binding contract for sale on my behalf.

In case the above described property is sold or disposed of within the time specified I agree to make the purchaser a good and sufficient warranty deed to the same, and it is further agreed that you shall have and may retain from the proceeds arising from such sale 5 per cent. commission on the above price; and 100 per cent. of all of the consideration for which said property is sold over and above price above specified, and in case said property is sold within said time either through me or any other person, then in that case I promise to pay you 5 per cent. on the whole amount for which said property may be sold.

This contract to continue until Jan.. 1941.

Witnesses: Jno. R. Cheatham
N. L. Langston
The State of South Carolina,
Greenville County.

C. B. Wynn, Jr.
Signed

Personally appeared before me N. L. Langston, and made oath that he saw the within named C. B. Wynn, sign, seal and as his act and deed deliver the within written contract and that he with Jno. R. Cheatham witnessed the execution thereof.
Sworn to before me this 14 day of December, A. D. 1940.

C. M. Harling
Notary Public for S. C.

N. L. Langston

No Stamps.

Recorded December 16, 1940 at 11:23 A. M. #17746 BY: E.G.

STATE OF SOUTH CAROLINA.
COUNTY OF GREENVILLE.

QUITCLAIM DEED.

Whereas, T. D. Bennett, as Executor of the Estate of T. B. Bennett, deceased, by deed dated January 5, 1932, recorded in Book of Deeds 160 at page 60, conveyed a tract of 321 acres, more or less, to Walter B. Bennett, T. D. Bennett, C. H. Bennett, T. C. Bennett, J. T. Bennett, Julia A. Garrison, Janie H. Martin, and E. W. Bennett; and

Whereas, T. D. Bennett, Walter B. Bennett, Janie H. Martin, and Julia A. Garrison executed a Power of Attorney dated January 5, 1932, recorded in Book of Deeds 164 at page 161, appointing C. H. Bennett, T. C. Bennett, and J. T. Bennett their Attorneys-in-fact, with the powers therein stated; said Power of Attorney purporting to have been signed by E. W. Bennett "by Proxy", but he did not actually sign it, although he authorized his signature in writing; and

Whereas, pursuant to said Power of Attorney said Attorneys-in-Fact executed various deeds in partition of the property, and although it appears from said deeds that said Attorneys-in-fact intended to execute said deeds in the names of their principals they did not actually sign their principals names. However, all the grantees of said deeds have gone into possession of their respective tracts and have since continuously occupied them; and

Whereas, on the said partition deeds was executed by said Attorneys-in-Fact to W. B. Bennett dated January 12, 1933, recorded in Book of Deeds 171 at page 404, who devised it to his wife Dora G. Bennett, who conveyed it to W. W. Whitt by deed dated November 24, 1934, recorded in Book of Deeds 180 at page 431, and another of said partition deeds was executed by said Attorneys-in-fact to T. D. Bennett by deed dated January 12, 1933, recorded in Book of Deeds 160 at page 119, who conveyed a portion thereof to W. W. Whitt by deed dated December 27, 1934, recorded in Book of Deeds 180 at page 430, both of said tracts being hereinbelow described,

Now, Therefore, in order to remove any possible question as the validity of said Power of Attorney as to E. W. Bennett, or as to the manner of the execution of the deeds by the Attorneys-in-fact,

KNOW ALL MEN BY THESE PRESENTS, that I, E. W. Bennett, do hereby ratify the signing of my name to said Power of Attorney dated January 5, 1932, recorded in Book of Deeds 164 at page 161, and do hereby ratify and confirm all acts heretofore done and deeds heretofore executed pursuant to said Power of Attorney, and to hereby appoint C. H. Bennett, T. C. Bennett, and J. T. Bennett my true and lawfully Attorneys-in-Fact, with the powers and authority, and for the purposes stated in said Power of Attorney (which is hereby incorporated into and made a part of this instrument),

And we, C. H. Bennett, T. C. Bennett, and J. T. Bennett, do hereby ratify and confirm the deed to W. B. Bennett dated January 12, 1933, and the deed to T. D. Bennett, dated January 12,

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