

TITLE TO REAL ESTATE

The State of South Carolina,
COUNTY OF GREENVILLE.

WHEREAS, James M. Garrett of Simpsonville, Route # 3, Greenville County, South Carolina departed this life May 26, 1940 intestate (Reference Apartment 425, File # 28, Office Judge of Probate, Greenville County, South Carolina), leaving as his sole heirs at law his widow, Mrs. Lizzie Garrett, and the following children--all of whom are living and are above the age of twenty-one years of age--viz.; -Mrs. Minnie G. Price, William P. Garrett, Dee Garrett, Mrs. Bessie G. Garrett, Mrs. Pauline G. Scott, J. T. Garrett, Mrs. Hettie Mae G. Thompson, Mrs. Kate G. Thompson and Clyde C. Garrett; and WHEREAS, all the above-named children are conveying to their mother their respective interests in real estate left by their father for her natural life; NOW THEREFORE, the said Mrs. Lizzie Garrett, does make the following titles to said children:-

KNOW ALL MEN BY THESE PRESENTS, That I, Mrs. Lizzie Garrett,

in the State aforesaid.

in consideration of the sum of One Dollar, love and affection -----
----- DOLLARS

to me, ----- in hand paid, at and before the sealing of these presents by my children, Mrs. Minnie G. Price, William P. Garrett, Dee Garrett, Mrs. Hettie Mae G. Thompson, Mrs. Bessie G. Garrett, Mrs. Pauline G. Scott, J. T. Garrett, Mrs. Kate G. Thompson and Clyde C. Garrett

in the State aforesaid, 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 Mrs. Minnie G. Price, William P. Garrett, Dee Garrett, Mrs. Bessie G. Garrett, Mrs. Pauline G. Scott, J. T. Garrett, Mrs. Hettie Mae G. Thompson, Mrs. Kate G. Thompson and Clyde C. Garrett:

All of my one-third undivided dower interest in and to all those certain five pieces, parcels and tracts of land located in Austin Township, County and State aforesaid, north of the Georgia Road, one mile west of Simpsonville, S. C., bounded by lands of F. M. Todd, R. D. Jones, J. L. Morton and others, aggregating fifty-one acres, more or less, and being the home place of the late said James M. Garrett, and being the same identical land conveyed to the said James M. Garrett by Thomas J. Fowler by deed dated December 4, 1902 and recorded in the office of RMC for Greenville County in Vol. JJJ at page 124--also the same tract conveyed to the said Thomas J. Fowler by Thomas J. Sumners by deed dated December 1, 1902 and recorded in the RMC Office for Greenville County in Vol. NNN at page 100--the respective tracts being as follows:-

GRANTOR	GRANTEE	DATE	VOL.& PAGE RECORDED	ACRES
(1) W. M. Fowler	Thomas J. Sumners	12/3/86	SS--741	17
(2) W. M. Fowler	Thomas J. Sumners	8 /15/91	YY--98	15
(3) F. D. Hunter	Thomas J. Sumners	12/16/92	YY--649	4
(4) Peter Jackson	Thomas J. Sumners	8/17/93	Not yet recorded	1
(5) Martha C. Montgomery	Thomas J. Sumners	2/14/96	CCC--95	14

This conveyance is made with the reservation, however, for the grantor of a life estate in the property being herein conveyed--grantees to come into full and free ownership only at the death of the grantor--share and share alike.