

## TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA,  
COUNTY OF GREENVILLE.

Whereas Mabel Garrison Benson is the owner of an undivided one-third interest in the real estate hereinafter mentioned and described; and

Whereas she has agreed with her brother, Junius H. Garrison to sell and convey to him and his heirs and assigns, said one-third interest in said tract of land when he has advanced or paid to her, without interest, the total sum of Eighteen Hundred Eighty (\$1880) dollars therefor, this being the price mutually agreed upon by them as fair and reasonable; and

Whereas the said Junius H. Garrison has up to this date advanced to the said Mabel G. Benson the total sum of Five Hundred Fifty (\$550) dollars and he has agreed to advance her from time to time such sum or sums of money as she, the said Mabel G. Benson may require or need, the total balance being Thirteen Hundred Thirty (\$1330) Dollars, and when the balance is paid or advanced to her as aforesaid she is to execute and deliver to the said Junius H. Garrison his heirs and assigns a good fee simple general warranty deed for said one-third interest in said land free of all encumbrances.

Now, therefore this agreement Witnesseth: That the said Junius H. Garrison does hereby bind himself to pay to the said Mabel Garrison Benson, her heirs, executors, administrators and assigns, the sum of Thirteen Hundred Thirty (\$1330) dollars, this being the balance at this time due as hereinabove stated for her one-third interest in said tract of land. Said balance to be paid from time to time hereafter in such sums or amounts as she may require or need, and when the total due as aforesaid is paid without any interest, then the said Mabel Garrison Benson is to execute and deliver to the said Junius H. Garrison, his heirs and assigns, a good fee simple general warranty deed from of all encumbrances, for all of her right, title and interest in and to all that certain tract of land situate in Grove Township, Greenville County, State of South Carolina, containing 141 acres, more or less, and known as the Jarrett Yeargin land, and being more particularly described in the deed of H. S. Garrison to Junius H. Garrison, Mary G. McNutt and Mabel G. Benson, dated February 20, 1939, and recorded in the R. M. C. Office for Greenville County in Deed Book, Vol. 209 at page 126, reference to which is hereby craved.

That all the agreements and covenants herein contained are to extend to and bind the respective heirs, executors, administrators, and assigns of the respective parties hereto.

In Witness whereof, we, Junius H. Garrison and Mabel G. Benson have hereunto set our hands and seals in duplicate this 6th day of February, 1942.

In the presence of;

C. H. Brown

Mrs. F. T. Willmott

As to Mabel G. Benson.

Jessie O. Hunt

W. B. Cathcart

As to Junius H. Garrison.

Mabel Garrison Benson L. S.

Junius H. Garrison L. S.

State of South Carolina,  
County of Greenville.

Personally appeared before me W. B. Cathcart, who being first duly sworn says that he saw the within named Junius H. Garrison sign, seal and as his act and deed, deliver the foregoing written agreement for the uses and purposes therein mentioned, and that he with Jessie O. Hunt witnessed the due execution thereof.

Sworn to before me this 6th day of February, 1942.

W. B. Cathcart.

Jessie O. Hunt (L. S.)

Notary Public for South Carolina.

State of N. C.  
County of Cabarrus

Personally appeared before me Mrs. F. T. Willmott who being first duly sworn says that she saw the within named Mabel G. Benson sign, seal and as her act and deed, deliver the foregoing written agreement for the uses and purposes therein mentioned, and that she with C. H. Brown witnessed the due execution thereof.

Sworn to before me this ✓ day of February, 1942.

Mrs. F. T. Willmott

C. H. Brown (L. S.)

Notary Public for North Carolina,

My commission expires Dec. 23, 1942.

S. C. Stamps 56¢

Recorded February 23rd, 1942 at 3:50 P. M. #2428 BY:E.G.