

TITLE TO REAL ESTATE

KEYS PRINTING CO., GREENVILLE, S. C.

STATE OF SOUTH CAROLINA,
Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That We, J. Mark Smith and Mary Ostello Smith

_____ in the State aforesaid.
in consideration of the sum of Six Thousand (\$6000.00)

_____ DOLLARS,

to us paid by W. R. Padgett

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 W. R. Padgett

All that piece, parcel or lot of land in Austin _____ Township, Greenville County, State of South Carolina.

near the Bethel Methodist Church two or three miles northeast of the Town of Simpsonville containing 103.70 acres more or less and being the same tract of land conveyed to John Mark Smith and Malvern H. Smith by two deeds, one of which is from S. T. Holland, C. H. Clark and is recorded in the R. M. C. Office, Greenville County, Book 147, Page 288 and others and bears date December 24, 1928 and the other is from S. T. Holland and C. H. Clark as Executors and is dated January 26, 1929, recorded in book 138, page 229, R. M. C. Office, Greenville County. Both of these deeds have the name Malvern H. Smith incorrectly spelled, they use "Malvin H. Smith." The said property is described by courses and distances and metes and bounds on a plat made by H. S. Brockman, Surveyor, by date of October 10, 1928, as follows:

BEGINNING at a stone at corner of lands now or formerly of A. E. Holland, D. W. Holland, which is the extreme southwestern corner of the said tract of land and runs thence N. 36 E. 15.00 to stone; thence S. 57 E. 8.20 to stone; thence S. 40 E. 5.00 to white oak; thence N. 52 E. 12.40 to corner in road; thence along said road S. 58-30 E. 50 links to corner; thence N. 35-30 E. 8.04 to stone; thence S. 76 E. 3.64 to stone; thence S. 51-45 E. 17.25 to stone; thence S. 67-E. 6.00 to stone; thence S. 34-30 W. 16.94 to stone on branch; thence along said branch N. 49.30 W. 4.40 to maple; thence S. 51-15 W. 15.50 to stone; thence N. 62 W. 10.00 to stone; thence N. 75 W. 11.70 to stone a short distance west of Gilders Creek; thence N. 48-30 W. 14.60 to the beginning and being bounded by lands now or formerly of J. C. Burdette, L. A. Blakely, W. F. Gresham and W. M. Brockman on the north, W. M. Brockman, S. T. Holland and B. W. Burdette on the east; B. W. Burdette and A. E. Holland on the south; A. E. Holland and D. W. Holland on the west.

The said Malvern H. Smith died owning a one-half interest in the described tract of land and by the terms of his will which is on file in the office of the Probate Court for Greenville County in Apt. 457, file 26; all property of the said Malvern H. Smith went to his wife, Mary Ostello Smith.

It is understood and agreed by all parties hereto that the Sellers are to retain possession of the farm until Jan. 1, 1947, and to receive the rentals for the year 1946, in lieu whereof they are to pay the Buyer the sum of \$150.00 as interest on the purchase cost from August 1, 1946 to Jan. 1, 1947; That the buyer is to have accept to the premises for the purpose of making certain repairs to the residence-reroofing, painting on the outside, the chimneys, to go into the forests to secure wood and timber, etc., and to enter the open land in the fall of 1946 for the purpose of sowing grain, preparing soils, etc. with the permission and co-operation of the present tenant in charge, Mr. Paul Garrett.