

P. P. P.

State of South Carolina.)

County of Greenville.) Whereas, my father W.A. Austin did on August 14, 1874 bargain to sell and convey to my husband J.P.M. Cox a tract of land in Greenville County containing one hundred and eighteen (118) acres more or less, for the sum of Five Hundred (\$500.00) dollars and whereas, there was a mutual mistake and oversight in the execution of said deed, so that said deed did not convey an absolute fee-simple title in said land to said J.P.M. Cox and, whereas, said J.P.M. Cox believing himself to be the absolute owner of said land as was the intention of the grantor, the said W.A. Austin to make him, the said J.P.M. Cox the absolute owner in fee-simple did subsequently convey said land in fee-simple by warranty deed, and whereas, by subsequent regular conveyances said land was finally conveyed to J.J. McSwain who is now the legal owner and holder thereof.

NOW KNOW ALL MEN BY THESE PRESENTS, that I, Fannie J. Cox in consideration of the premises, and in further consideration of five (\$5.00) dollars to me in hand paid by J.J. McSwain do hereby bargain, sell and convey unto the said J.J. McSwain all my right, title and interest in said tract of land containing one hundred and eighteen (118) acres more or less, situate on the Piedmont Road intersected by the C.&.G. Railroad, bounded by lands of Cleveland, Good and others by virtue of the fact that I am an heir at law and distributee of the said W.A. Austin now deceased.

TO HAVE AND TO HOLD unto the said J.J. McSwain his heirs and assigns forever. And I Hereby bind myself, my heirs and assigns to forever warrant and defend said premises unto the said J.J. McSwain his heirs and assigns. Witness my hand and seal this January 6, 1909.

Witness:- E.C. Chapman.)
Robt. C. Betts.)

Mrs. Fannie J. Cox. (Seal)

State of Mississippi)

County of Lowndes.) Personally comes R.C. Betts who upon oath says that he saw the within named Fannie J. Cox sign, seal and as her act and deed deliver the within written instrument and that deponent with E.C. Chapman witnessed the execution thereof. Sworn to and subscribed

before me this March 4th 1909.

Parker Reeves. (L.S.)

R.C. Betts.

Notary Public.



Recorded this 10th March 1909.

END OF DOC.