

TITLE TO REAL ESTATE

THE STATE OF SOUTH CAROLINA)
 COUNTY OF GREENVILLE)

TITLE TO REAL ESTATE

WHEREAS, several years ago Lucy A. Hudson died intestate, seized and possessed of the real estate hereinafter described, leaving as her sole heirs-at-law and distributees the following children: Frank T. Barnett, Joe F. Barnett, Pinkney G. Barnett, John S. Barnett, Jerry Barnett, Bettie Barnett Freeman, Maude Barnett McCombs, Lillie J. Barnett Kay, Mittie Barnett Johnson and E. T. Hudson, and,

WHEREAS, during September, 1941, all of the aforesaid heirs-at-law and distributees of said Lucy A. Hudson, except E. T. Hudson, executed and delivered to Frank T. Barnett and Joe F. Barnett, their Joint power of attorney as recorded in the RMC office for Greenville County in Vol. 244, page 61, authorizing and directing them, as Attorneys-in-Fact, to sell and convey their interest in the real estate described herein, and authorizing them to execute all necessary papers in their names and on their behalf and to deliver same to purchaser or purchasers, and,

WHEREAS, on July 29, 1942, E. T. Hudson executed his power of attorney to said Frank T. Barnett and Joe F. Barnett authorizing them to execute and deliver all necessary papers in his name and on his behalf, as recorded in the RMC office for Greenville County in Vol. 246 at page 305, and,

WHEREAS, said Frank T. Barnett and Joe F. Barnett sold the lot hereinafter described unto W. W. Smith, his heirs and assigns, and by deed dated May 7, 1942, and recorded in the RMC office for Greenville County in Vol. 261 at page 15, attempted to convey said lot to him, but said deed was executed by us simply as "Attorneys-in-fact" and not in the name of and on behalf of the principals under the power of attorney, and,

WHEREAS, said W. W. Smith is now desirous of perfecting his title, now therefore,

KNOW ALL MEN BY THESE PRESENTS, That we, Frank T. Barnett and Joe F. Barnett, individually, and Pinkney G. Barnett, John S. Barnett, Jerry Barnett, Bettie Barnett Freeman, Maude Barnett McCombs, Lillie J. Barnett Kay, Mittie Barnett Johnson and E. T. Hudson, by Frank T. Barnett and Joe F. Barnett ~~and Joe F. Barnett~~, as Attorneys-in-Fact, of Greenville County, in the State aforesaid, in consideration of the sum of One Dollar and correction of deed, to us in hand paid at and before the sealing of these presents by W. W. Smith, (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. W. Smith, his heirs and assigns forever:

All that certain piece, parcel or lot of land situate, lying and being in the County and State aforesaid, Greenville Township, about two miles from Greenville County Courthouse, on the south side of Waco Street, (formerly Hudson Street), being known and designated as Lot No. 13 of the property of J. R. West as shown on plat thereof recorded in the R.M.C. office in plat book "C" at page 190, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the south side of Waco Street at the corner of Lot No. 14, and running thence along the south side of Waco Street, N. 75-02 E. 60 feet to an iron pin at the corner of Lot No. 12; thence along the line of Lot 12, S. 16-3/4 E. 146.5 feet; thence S. 75-02 W. 60 feet; thence N. 16-3/4 W. 146.5 feet to the beginning corner;

The above described lot is the same as conveyed to Lucy A. Hudson By J. R. West by deed dated May 5, 1920, and recorded in the RMC office in Vol. 48 at page 308.