

## TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

WHEREAS, J. A. Tolbert, late of the County and State aforesaid, departed this life intestate, seized and possessed of the land hereinafter described, together with other lands, and leaving surviving him as his heirs at law and distributees, his widow, Lena Tolbert, and his children who are the grantors and grantees hereinafter named, all of whom are over the age of twenty-one years and free from disability.

AND WHEREAS, said heirs at law have agreed among themselves upon a partition of said lands.

NOW KNOW ALL MEN BY THESE PRESENTS, That we, Lee Alice Brockman, Lena Tolbert, Robbie T. Tolbert, Melvin C. Tolbert, Ernest Tolbert, Mark B. Tolbert, Amos Tolbert, I. Garland Tolbert and Theodore R. Tolbert, in the State aforesaid, in consideration of the partition of the lands of the said J. A. Tolbert among themselves, to us in hand paid at and before the sealing of these Presents by James M. Tolbert (the receipt whereof is hereby acknowledged) have granted, bargained and sold and released, and by these presents do grant, bargain, sell and release unto James M. Tolbert, his heirs and assigns, all of that tract of land situate in Austin township in the County and State aforesaid beginning at a iron pin in joint corners of Lots 1, 2, and the Will Austin property and runs thence N. 68.15 E. 9.97 to a stone; thence S. 15.30 W. along the Will Austin line 9.35 to a stone; thence N. 80 E. 3.46 to a stone; thence S. 7 W. 5.55 to point on the Laurel Creek; thence down the meanders of said creek 4.01 to a stake; thence N. 85.30 E. 6.35 to a black gum; thence N. 12.45 E. 12.10 to an iron pin; thence N. 48 W. .80 to the beginning corner containing 14.25 acres more or less and being known as tract No. 1 on a survey of the W. M. Garrett land as made by W. J. Riddle in February, 1930 to which reference is made as a part hereof, See Deed Book 93, Page 249.

ALSO all that piece, parcel or lot of land situated lying and being in Austin Township County and State aforesaid and being known and designated as Lot No. 5 on a map of survey made by W. J. Riddle and dated February 1930 of the estate of W. M. Garrett and more fully described as follows:

BEGINNING at a white oak stump and running thence S. 18.30 W. 6.66 chains to a stake; thence N. 86.30 E. 9.14 to a stake; thence N. 5 W. 6.39 to a stake; thence S. 86.45 W. 6.65 to the beginning and containing five (5) acres more or less. Deed not yet recorded.

Together with all and singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD ALL and singular the said Premises before mentioned unto the said James M. Tolbert, his heirs and assigns forever.

And we do hereby bind ourselves, our Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the said James M. Tolbert, his heirs and assigns and against us and our heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness our hands and seals this    day of August, 1946.

Signed, sealed and delivered

in the presence of:

Bertha B. Cely

B. A. Morgan

Bertha Williams

Welder A. Graves

Jean M. Morris

Ruth A. Gordon

✓ Lena Tolbert (SEAL)

✓ Robbie Tena Tolbert (SEAL)

✓ Amos B. Tolbert (SEAL)

✓ Ernest Tolbert (SEAL)

✓ Mark B. Tolbert (SEAL)

✓ T. R. Tolbert (SEAL)

✓ Melvin C. Tolbert (SEAL)

✓ Lee Alice Brockman (SEAL)

✓ I. Garland Tolbert (SEAL)