

VOL. 32. TITLE TO REAL ESTATE.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

PERSONALLY appeared before me Geo. S. Sloan who being duly sworn says that he saw F.F. Beattie as Pres. Treas. and C. E. David as Secy. of Piedmont Savings & Investment Company, sign, seal and as the act and deed of said company deliver the foregoing deed, and that he with Jno. T. Turner witnessed the execution thereof.

SWORN TO before me this 2nd.  
day of May, 1916.

Geo. S. Sloan.

Jno. T. Turner (L.S)  
Notary Public for S.C.

(Stamps canceled \$1.00)  
Recorded May 6, 1916.

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STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

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THIS AGREEMENT made and entered into this the 26th day of April, 1916, by and between W. T. Henderson of the one part, and Louise D. Guion and Vivian Q. Guion of the other part.

WITNESSETH:

That for and in consideration of the property and the conveyance thereof as is hereinafter stated the said W.T. Henderson has bargained and sold and will convey as is hereinafter stated, to either or both of the parties of the other part, as they may designate, all that certain lot or parcel of land situate, all that certain lot or parcel of land situate at the Northwest intersection of West McBee and Richardson Street, in the City and County of Greenville, South Carolina, fronting said McBee Avenue eighty-five and one-half feet and having a depth on Richardson Street of one hundred and two feet.

That in payment for the above stated property, the said Louise D. Guion will convey to the said W. T. Henderson, or to such person as he may designate, the following property, to wit: That certain house and lot situate on the North side of East side of East Stone Avenue, in the City and County of Greenville, South Carolina, being a part of the Stone Land Company property, known as lot No. 19 and four and one-half feet of lot No. 18, as shown by plat of said property, and having a depth of two hundred feet, more or less, and being the property conveyed to Louise D. Guion by Luther M. McBee, Jr. also that other lot of land situate on Grove Street, in the City and County of Greenville, South Carolina, fronting said street one hundred feet and having a depth of one hundred and seventy-five feet, and on which there is a house nearing completion; also all that other lot of land known as the Mahaffey lot, situate on Pinckney Street, in the City and County of Greenville, South Carolina, having a frontage on said street of fifty feet and running back to a depth of one hundred and seventy-five feet; also all that lot of land situate on the East side of Toy Street, in the City and County of Greenville, South Carolina, known as the John M. Steel place, and having a frontage on said street of seventy feet and running back a depth of two hundred feet; also all that lot of land situate on Mulberry Street, in said City, County and State, and on the East side of said street, and adjoining the lot on the North belonging to Mrs. Charlotte Smith, and on which there is a house nearing completion; that the said Vivian Q. Guion will convey to the said W. T. Henderson that certain tract of land containing twenty-five acres, more or less, situate on the Piedmont & Northern Railway, near Paris, in the County and State aforesaid, and known as the one time Pinson tract.

That the parties of the other part hereto do further agree to complete the house on Grove Street in accordance with the plans and specifications as originally made by Martin & Andrews, including the building of a septic tank and a connection with sewerage thereof: also to complete the house on Mulberry Street in accordance with the plans and specifications by Martin & Andrews.

It is further agreed that the taxes on the respective properties shall be pro-rated; that is, each party will pay their proportionate part of the taxes as the same bear relation to the part of the year held by each before making conveyances.

It is further agreed that each party respectively will pay and discharge any and all street paving assessments to the date of the conveyances hereof.

That the conveyances hereinabove provided for shall be executed and delivered on or by the tenth day from the date hereof, time being the essence of this contract, and that the title by such deeds conveyed shall be in fee simple, free from all encumbrances, including renunciation of dowers.

In witness whereof the parties hereto do in duplicated set their hands and seals, binding themselves, their Heirs, Executors, Administrators and Assigns, this the day and year first above written.

Signed, sealed and delivered in the presence of:  
T. F. Hunt  
M. E. Keever

W. T. Henderson (SEAL)  
Louise D. Guion (SEAL)  
Vivian Q. Guion (SEAL)

STATE OF SOUTH CAROLINA  
GREENVILLE COUNTY.

Personally appeared before me T.F. Hunt and made oath that he saw the within named W.T. Henderson Louise D. Guion & Vivian Q. Guion, sign, seal and as their act and deed deliver the within written agreement or contract and that he with M. E. Keever witnessed the execution thereof.  
Sworn to and subscribed before me May 6th. 1916.

B. A. Morgan (SEAL)  
Not. Pub. S.C.

T. F. Hunt.

Recorded May, 6, 1916.