

State of South Carolina,

County of Greenville.

This memorandum of agreement made and entered into this 7th, day of August 1919, by and between Julia D. Charles, as Trustee for J.H. Charles and Dr. Wm.T. Martin, Witnesseth:— That for and in consideration of the sum of twenty-six thousand dollars, payable as hereinafter stated, Julia D. Charles, as Trustee for J.H. Charles, agrees to convey to Dr. Wm.T. Martin by fee simple title, free of encumbrance, the following tracts of land in Grove Township, Greenville, County, South Carolina:

1. All that tract of land containing 100 acres, more or less, being the same conveyed to J.H. Charles by N.A. Johnson, et al, by deed dated December 30, 1916, and recorded in R.M.C. Office for Greenville County in Volume 42, page 7.
2. That tract containing 205.2 acres, more or less, composed of that tract containing 20 acres, more or less, conveyed to J.H. Charles by J.H. Campbell January 2, 1917 by deed recorded in Volume 42, page 5; tract containing 46 acres, more or less, being the remainder of tract conveyed to J.H. Charles by D.P. Verner, Master by deed dated February 7, 1903 and recorded in Volume KKK, page 125; tract containing 46 1/2 acres, more or less, being the remainder of same conveyed to J.H. Charles by Maud Charles Wright by deed dated November 3, 1908, and recorded in Volume 3, page 176; tract containing 70 acres, more or less, conveyed to J.H. Charles by Mattie A. McGee, Executrix of the estate of J.M. McGee, by deed dated March 25, 1908, recorded in Volume 21, page 216; also that tract containing 22.7 acres, more or less, conveyed to J.H. Charles by E.C. Garrison and A.L. Garrison by deed dated December 9, 1910, recorded in Volume 17, page 473.
3. Also that tract containing 83 1/2 acres, more or less, being the same conveyed to J.H. Charles by Thos. G. Crymes, et al, by deed dated February 19, 1916, recorded in Volume 36, page 106.
4. Also tract containing 48-3/4 acres, being the same conveyed to J.H. Charles by D.P. Verner, Master, 21, Dec. 1903, Book KKK, page 28.

Dr. Wm.T. Martin agrees to pay the sum of twenty-six thousand dollars for the said lands, in cash, on January 1st, 1920, at his option, or may give his note for same, due on or before January 1, 1930, with interest from date of said note at 7 per cent. payable annually, secured by first mortgage of the premises.

Taxes for the year 1919 shall be paid by Julia D. Charles, as Trustee for J.H. Charles. To the faithful performance of the terms of this agreement the parties hereto bind themselves, their executors, administrators and assigns.

Executed in duplicate by the parties hereto the day and year first above written.

Paragraph No. 4 interlined before execution.

In presence of:

Grace C. Martin,

Hattie J. Charles.

Julia D. Charles, (Seal)
As Trustee for J.H. Charles.

W.T. Martin, (Seal)

State of South Carolina,

County of Greenville.

Personally appeared before me Hattie J. Charles who upon oath says that she saw the within named Julia D. Charles as Trustee for J.H. Charles, and Dr. Wm.T. Martin sign, seal and their act and deed deliver the within memorandum of agreement for the uses and purposes therein set forth, and that she with Grace C. Martin witnessed the execution thereof.

Sworn to before me this 7,

day of August 1919.

M.L. Garrett (Seal)

Notary Public for S.C.

I approve the above contract for sale.

Witness:

Hattie J. Charles.

J.H. Charles.

Hattie J. Charles

Recorded August 18th, 1919.

State of South Carolina,)

County of Greenville.)

Quit-claim Deed.

Whereas E.E. Clement conveyed to R.L. Quinn, by a deed bearing date November 22nd, 1916, and recorded in the office of the Register of Mesne Conveyances for said County and State on November 23rd, 1916, in Deed Book No. 41, at page 375, a certain lot known and designated as lot numbered One (1) of the "Lowndes Hill Orchard Subdivision", according to a plat thereof made by Will D. Neves dated Nov. 1, and recorded in said office in Plat Book E., at p. 13, said lot being correctly described in said deed;

And whereas the said E.E. Clement conveyed to W. Kluge, by a deed bearing date November 22nd, 1916, and recorded in said office on November 23rd, 1916, in Deed Book No. 36, at page 141, four lots known and designated as lots numbered two, three, ten and twelve, respectively, according to said plat; but lot number two (2) was incorrectly described in said deed; so that some question might arise as to what lot was conveyed thereby—

Now, therefore, know all men by these presents that I, the said W. Kluge for the purpose of removing all apparent conflict between the said two deeds, and of clearing of any possible doubt the title of the said R.L. Quinn to said lot number one, in consideration of the premises and in further consideration of the sum of one dollar to me in hand paid by the said R.L. Quinn at and before the sealing and delivery of these presents (the receipt whereof is hereby acknowledged) have confirmed, remise, released, and quit-claimed and by these presents do confirm, remise, release and forever quit-claim unto the said R.L. Quinn and his heirs and assigns all the right, title interest, estate, claim and demand whatsoever which I or my heirs or assigns could or might now or at any time have or assert in or to all that certain piece, parcel or tract of land situate, lying and being in the State of South Carolina and County of Greenville, in Butler Township, about four miles from the City of Greenville, known and designated as lot number one (1) on the plat above referred to, and having, according to said plat the following metes and bounds, to-wit: Beginning at a stone by the edge of the Lowndes Hill Road, on the extreme west corner of said plat, and running thence N. 57° 30' E. two hundred and eighty and one-half (280 1/2) feet to a stake on the corner of Lot No. 2; thence along line of last mentioned lot S. 43° 30' E. seven hundred and sixty-five (765) feet to a stake; thence S. 47° 30' W. two hundred and eighty (280) feet to a stake; thence N. 43° 30' W. eight hundred and thirteen (813) feet to the beginning corner.

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 premises above described unto the said R.L. Quinn, and his heirs and assigns forever.

Witness my hand and seal on this the Sixth day of August in the year of our Lord one thousand nine hundred and nineteen and in the one hundred and forty-fourth year of the sovereignty and independence of the United States of America.

Signed, sealed and delivered

in the presence of:

Walter M. Scott, - -

Fannie C. Scott.

W. Kluge (Seal)

State of South Carolina,

County of Greenville.

Personally appeared before me Fannie C. Scott and made oath that she saw the within named W. Kluge sign, seal and as his act and deed deliver the within written deed, and that she with Walter M. Scott witnessed the execution thereof.

Sworn to before me, this 6th, day of August, A.D. 1919.

Walter M. Scott (Seal)
Notary Public for South Carolina.

Fannie C. Scott

State of South Carolina,

County of Greenville.

I, L.O. Patterson, a Notary Public for South Carolina, do hereby certify unto all whom it may concern that Mrs. Fannie Kluge, the wife of the within named W. Kluge, did this day appear before me and upon being privately and separately examined by me did declare that she does freely, voluntarily and without any compulsion, dread or fear of any person or persons whomsoever, renounce, release and forever relinquish unto the within named R.L. Quinn and his heirs and assigns all her interest and estate and also all her right and claim of Dower of, in or to all and singular the premises within mentioned and released.

Given under my hand and seal this sixth day of August, A.D. 1919.

L.O. Patterson (Seal)
Notary Public for South Carolina.

Fannie Kluge

Recorded August 19th, 1919.