

State of South Carolina,
County of Greenville.

Whereas, on the 27th, day of April, 1912, William G. Serrine made a deed to H.P. McGee, as Trustee, conveying to him certain lots of land; said deed giving to said Trustee certain powers therein, the same being recorded in Book 20, at page 16; and

Whereas an attorney at law examining the title for one of the purchasers of said lots has suggested a question as to the power of the said H.P. McGee, as Trustee to convey the same notwithstanding the terms of the conveyance are clear and explicit and the grantors have never intended that the power of the said H.P. McGee, as Trustee to convey should be in any wise limited or abridged, as provided by the terms of the aforesaid conveyance, but inasmuch as the question has been raised the grantors desire to correct any error which may be alleged to exist in said deed, and in all respects to ratify the same.

Now, therefore, know all men by these presents, That we, William G. Serrine, J. Thomas Arnold and John M. Sitton, in consideration of the foregoing have granted, bargained, sold and released and by these presents do grant, bargain, sell and release unto the said H.P. McGee, as Trustee, all of the lots mentioned in the deed of William G. Serrine to him above set forth except such lots as have been heretofore conveyed, and as to such lots as have been conveyed by H.P. McGee, Trustee, we do hereby grant, bargain, sell and release unto the grantees thereof and the persons claiming through them all of our right, title and interest therein, to the intent and purpose that the said H.P. McGee, as Trustee as to such lots as now stand in his name, and to other persons claiming through him, their heirs and assigns, shall have a good and marketable title in all respects.

And further we do confirm said deed made by William G. Serrine to H.P. McGee, Trustee, and we confirm all titles made by H.P. McGee, as Trustee under the terms of said trust deed.

And as to all and singular the said lots mentioned and described in the aforesaid deed of William G. Serrine to H.P. McGee, as Trustee we do hereby convey 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 before mentioned unto the said H.P. McGee, as Trustee and persons claiming through him, their heirs and assigns forever.

In witness whereof we have hereunto set our hands and seals this 26th, day of December 1919.

Signed, sealed and delivered

in the presence of:

Lillie J. Bussey,
Geo. W. Serrine,
As to Serrine.

Wm. G. Serrine, (Seal) ✓

S.M. Beam,
J.M. Steele,
As to Arnold.

J. Thos. Arnold, (Seal) ✓

John R. Weathers,
H.P. Burbage,
As to Sitton.

John M. Sitton, (Seal) ✓

The State of South Carolina,
County of Greenville. - Personally appeared before me Geo. W. Serrine and made oath that he saw the within named Wm. G. Serrine sign, seal and as his act and deed, deliver the within written deed, and that he with Lillie J. Bussey witnessed the execution thereof.
Sworn to before me this 26, day of December A.D. 1919.
E.M. Blythe (Seal)
Notary Public for S.C.

Geo. W. Serrine (Seal)

For other Prostatee and Deuces to this Deed, see Deed Book 37 at pages 138, 139 & 262.

Sept. 23, 1919.

This agreement entered this date between A. Katz, seller and Pearl I. Butler, purchaser, in which A. Katz, for consideration mentioned below, agrees to sell to Pearl I. Butler, a house and lot on East Stone Ave. No. 107 Stone Ave.

The purchase price of same being \$6500, and house to be delivered in good condition, as at present date, on date of conveyance of possession.

It is further agreed that Pearl I. Butler, shall make a part payment of \$200. this date and \$2300 on or before Jan. 3, 1920, and that on the date that possession is given Pearl I. Butler agrees to assume a mortgage of \$4000 on house with the building and Loan Association.

A. Katz agrees to give possession of the above property on or before Jan. 3, 1920, at which time he shall receive \$2300 which is the cash difference between payment made this date and the mortgage of \$4000.

A. Katz agrees further to sell with house one Rudd gas Heater to purchaser for consideration of \$75.

It is agreed that if by mutual consent possession of said house is given before the above mentioned date, payment will be made as above mentioned.

It is further agreed that the seller shall not be liable to purchaser for any rent for said house during time that seller has possession of same, and that purchaser shall not be liable for to seller for interest on the purchase price of \$6500 until possession of said premises is given as above mentioned.

The Seller shall pay all taxes and insurance on house and lot until possession is given the purchaser.

Witness:
R.L. Meares.

A. Katz,
Seller.

Pearl I. Butler,
Purchaser.

State of South Carolina,
County of Greenville.

Personally appeared before me R.L. Meares who after being duly sworn says that he saw the within named A. Katz and Pearl I. Butler sign, seal and as their act and deed deliver the within written instrument.

Sworn to and subscribed to before me this
the 5th, day of January 1920.

R.L. Meares

A.C. Mann (L.S.)
Notary Public for S.C.

Recorded January 5th, 1920.