

Georgia,
Fulton County.

This indenture made this 24th day of April in the year of our Lord One Thousand Nine Hundred and thirty one, between W. L. M. Austin, Jr., of the State of Georgia, and County of Fulton, of the first part, and Mrs. Cemer Yeung Austin, of the State of South Carolina, and County of Greenville, party of the second part;

Witnesseth; That W. L. M. Austin, Sr. died intestate in Atlanta, Fulton County, Georgia, on the 23rd day of February 1931 and left as his only heirs at law, his widow, Mrs. Cemer Yeung Austin, and one son, W. L. M. Austin, Jr., and that the said heirs at law of the said W. L. M. Austin, Sr., have agreed to a settlement of the estate of the said W. L. M. Austin, Sr., without administration.

Now therefore, in consideration of the premises and of the sum of One (\$1.00) Dollar in hand paid by the said Mrs. Cemer Yeung Austin to the said W. L. M. Austin, Jr., at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, the said W. L. M. Austin, Jr. has granted, bargained, sold and conveyed and by these presents does hereby grant, bargain, sell and convey unto the said Mrs. Cemer Yeung Austin, her heirs and assigns, an estate for and during her natural life only in all that certain piece, parcel lot or tract of land situate, lying and being in Austin Township, Greenville County, State of South Carolina, known and distinguished as Tract No. 3 of the subdivision of the lands of Martha A. Austin, as shown by plat of said lands, and being more particularly described by notes and bounds, as follows: to wit

Beginning at a stone at fork of road, Will Perritt's corner, and running thence along the road N. 79 E. 7.15 to bend in road; thence S. 89 $\frac{1}{2}$ E. 8.95 to bend; S. 84 E. 5.80 to bend; thence N. 88 $\frac{1}{2}$ E. 6.50 to fork of road; thence N. 21.34 E. 14.65 to stone in road near Green's house at creek; thence N. 88 $\frac{3}{4}$ E. 11.28 to stone; thence S. 82 W. 28.14 to pin in road; thence along said road S. 16 $\frac{1}{2}$ E. 6.52 to pin; thence S. 35 E. 6.38 to the beginning corner, containing fifty (50) acres, more or less.

Also all that other piece, parcel or tract of land situate, lying and being in the County of Greenville, State of South Carolina, in Austin Township, known and designated as tract No. 1 of the subdivision of the lands of Martha A. Austin, as shown by plat of said lands, and being more particularly described by notes and bounds, as follows, to wit:-

Beginning at a stone on Will Perrett's line and running thence N. 11 W. 23.72 to stone; thence N. 78 $\frac{1}{2}$ E. 6.18 to road; thence along road S. 15 $\frac{1}{2}$ E. to bend; thence S. 35 E. 6.38 to stone; thence S. 78 W. 10.25 to the beginning corner, and containing seventeen and sixty nine hundredths (17.69) acres, more or less.

These being the same two tracts of land conveyed to W. L. M. Austin, Sr. by Martha A. Austin, said deeds being recorded in the R. M. C. office for Greenville County, State of South Carolina, in Vols. 108, page 582, and 105, at page 486, respectively.

This conveyance is made subject to a certain mortgage of real estate for the sum of Two thousand (\$2,000.00) dollars executed by W. L. M. Austin, Sr., to L. B. McDaniel on the 12th day of November, 1928, and recorded in Vol. 139, page 130, in the office of the Register of Mesne Conveyances, Greenville County, South Carolina.

The aforesaid property upon the death of Mrs. Cemer Yeung Austin is to revert to and become the property of said W. L. M. Austin, Jr., his heirs and assigns, absolutely and in fee simple.

Grantor reserves the right to renew from time to time the mortgage of real estate in the sum of \$2000.00 now on said property in favor of L. B. McDaniel, dated Nov. 12, 1928, and recorded in volume 139, page 130. of the records of the Register of Mesne Conveyances of Greenville County, South Carolina, or in case of his failure to obtain a renewal or renewals of same when it falls due, then he reserves the right to place from time to time new mortgages thereon in a similar amount; said renewals, or said new mortgage to have priority over this deed.

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