

State of South Carolina,
County of Greenville,

Whereas, Simeon Hughes, on or about the 26th day of November, 1915, conveyed to his son, J. A. Hughes, a certain piece, parcel or lot of land on the West side of Davenport Avenue in the town of Greer, State and County aforesaid, of which the property hereinafter described is a part, upon condition that in case the said J. A. Hughes should die without bodily heirs then the said deed to cease and become void and the property revert to the said Simeon Hughes, or in case of his prior death, then to his estate, as will more fully appear by reference to said deed recorded in the office of the Register of Mesne Conveyance for Greenville County in Deed Book 92, at page 347; and

Whereas, The said Simeon Hughes departed this life testate on or about the 15th day of October, 1924, leaving of force his last Will and Testament wherein the following beneficiaries are named as legatees and devisees; T. Jane Hughes (widow), J. A. Hughes (son), R. M. Hughes (son), May H. Garrett (Daughter), and Janie Wood Walker (daughter, as shown by reference to said estate on file in the office of the Probate Court for Greenville County in Apartment 191, File 10; and

Whereas, the said legatees and devisees of Simeon Hughes, by Family Settlement dated November 10, 1924, conveyed unto A. R. Wood and R. M. Hughes, as Trustees, the survivor or survivors of them, their successors in office, heirs and assigns forever, all their interest in the estate of the said Simeon Hughes, deceased, both real and personal, of whatsoever nature and wheresoever located, including all the real estate mentioned and described in said last Will, as well as any other real estate or interest or rights therein owned by said deceased at the time of his death, in trust with full power in said Trustees to sell any or all of said estate, real or personal, at public or private sale, as is shown by reference to said Family Settlement recorded in the office of the Register of Mesne Conveyance for Greenville County in Deed Book 101, at page 340, and

Whereas, Subsequent thereto, the said J. A. Hughes on or about the 5th day of August, 1925, conveyed the property hereinafter described to R. L. Childress by fee simple deed recorded in the office of the Register of Mesne Conveyance for Greenville County in deed Book 93, at page 453, and the said R. L. Childress, on or about the 11th day of August, 1925, by fee simple deed conveyed said property to the grantee herein, Dr. F. G. James, as is shown by deed recorded in the office of the Register of Mesne Conveyance for Greenville County in deed Book 107, at page 18; and

Whereas, the said T. Jane Hughes departed this life intestate on or about the 25th day of October, 1925, leaving as her heirs at law and distributees, J. A. Hughes (son), R. M. Hughes (son), May H. Garrett (daughter), and Janie Wood Walker (daughter,) no administration of her estate being had in the Probate Court for Greenville County; and

Whereas, We, R. M. Hughes, May H. Garrett, and Janie Wood Walker, legatees and devisees of Simeon Hughes, deceased, and heirs at law of T. Jane Hughes, deceased, and R. M. Hughes, surviving Trustee under the Family Settlement hereinabove referred to, are desirous of conveying to Dr. F. G. James all the right, title and interest that we may have in the property hereinafter described, by reason of the condition expressed in the Deed of Simeon Hughes to J. A. Hughes, hereinabove referred to, and thereby remove any question as to the title to said property, and vest in the said Dr. F. G. James a good, marketable, fee simple title to said property:

Now, therefore, know all men by these presents, that we, R. M. Hughes, May H. Garrett, Janie Wood Walker, and R. M. Hughes, surviving Trustee, in consideration of the sum of Ten (\$10.00) Dollars and the premises, to us in hand paid by Dr. F. G. James, the receipt whereof is hereby acknowledged, have granted, bargained, sold, released, and quitclaimed, and by these presents do grant, bargain, sell, release, and quitclaim, unto the said Dr. F. G. James, all our right, title and interest in the following described property, to-wit:

All that certain piece, parcel or lot of land situate, lying and being in the Chick Springs Township, Greenville County, State of South Carolina, on the West side of Davenport Avenue in the town of Greer, and having the following metes and bounds, to-wit:

Beginning at an iron pin on the West side of Davenport Avenue, corner of property of R. L. Childress, and running thence with the line of said lot N. 73 $\frac{1}{2}$ W. 153 feet, more or less, to iron pin corner of property of Thomas L. Smith; thence with the line of said lot S. 16 $\frac{1}{2}$ W. 50 feet to an iron pin, Thomas L. Smith corner; thence with the line of said lot N. 73 $\frac{1}{2}$ W. 50 feet to an iron pin on the East side of North Avenue; thence with North Avenue S. 16 $\frac{1}{2}$ W. 52 feet to an iron pin corner of property of C. C. Bearden Estate; thence with the line of said lot S. 73 $\frac{1}{2}$ E. 203 $\frac{1}{2}$ feet to an iron pin on the West side of Davenport Avenue; thence with Davenport Avenue N. 16 $\frac{1}{2}$ E. 102 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 before mentioned unto the said Dr. F. G. James, his Heirs and assigns forever:

And we do hereby bind ourselves, our heirs, executors, administrators, successors and assigns, to warrant and forever defend all and singular the said premises unto the said Dr. F. G. James, his heirs and assigns, against us and our heirs, successors and assigns, and against every person whomsoever lawfully claiming, or to claim, the same or any part thereof.