

TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE.

S. C. Stamps \$7.00
U. S. Stamps \$3.50

WHEREAS, David Lockhart, late of Greenville, County, S. C., died on or about January 18th, 1906, leaving of force his Last Will and Testament which was duly admitted to probate in the Probate Court for Greenville County, by the terms of which John P. Lockhart was appointed Executor and duly qualified and is now acting as such and it was provided by said Will that the said Executor should sell the lands of the said David Lockhart, upon certain conditions which have been complied with; and

WHEREAS in an action in the Court of Common Pleas for Greenville County, S. C., entitled John P. Lockhart, Individually, and as Executor of the Last Will and Testament of David Lockhart, Deceased, Plaintiff vs. W. D. Plumley, et al, Defendants, it was adjudged by a decree signed by Hon. E. C. Dennis, Presiding Judge, dated April 28th, 1937, that the said Executor had full power and authority to sell the lands of the Estate of David Lockhart, deceased.

NOW, THEREFORE this Indenture made this May 12th, 1937, between John P. Lockhart, Individually, and as Executor of the Last Will and Testament of David Lockhart, Deceased, of the first part, and J. Roy Pennell of Spartanburg, S. C. of the second part,

WITNESSETH:

That the said party of the first part, individually, and by virtue of the authority to him given in and by the said Last Will and Testament of David Lockhart, Deceased, and in consideration of the sum of Thirty Two hundred Twenty-Eight and no/100 (\$3228.00) Dollars to him paid by the said party of the second part (the receipt whereof is hereby acknowledged) have granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said party of the second part, his heirs and assigns, forever; All the estate, right, title, interest, property possession, claim and demand whatsoever, both in law and equity, which the said testator had at the time of his deceased, and which the said party of the first part has by virtue of said Last Will and Testament of David Lockhart, Deceased, and of the agreements entered into between the beneficiaries under said Will and pursuant to the order of the Court of Common Pleas for Greenville County, as aforesaid, and also all the right, title and interest which the said John P. Lockhart has or claims individually, of, in and to.

All that tract or parcel of land in Glassy Mountain Township, Greenville County, South Carolina; on South Vaughns Creek and Fall Branch, containing 161.40 acres, more or less, and being particularly described as follows: Beginning at a large stone at the northern edge of South Vaughns Creek and running thence N. 14.22 E. 1551 feet to a stone in Fall Branch, thence with the meanderings of Fall Branch in a general easterly and southeasterly direction approximately 2299 feet to a large stone in edge of Fall Branch, thence N. 67.41 E. 446 feet to a large flat rock in Fall Branch; thence N. 36.00 E. 184½; S. 89.45 E. 851½; S. 39½ E. 103; N. 84.00 E. 472 to stone; thence S. 1.49 E. crossing Vaughns Creek 1682 feet to a stone; thence S. 59.15 W. 1870 feet to to a stone near top of mountain, thence N. 30 W. 1941 feet to a stake in Vaughns Creek; thence with the meanderings of Vaughns Creek in a general southwesterly and westerly direction approximately 2118 feet to the beginning corner, all of which is fully shown on plat made for J. Roy Pennell by J. H. Atkins, Surveyor, April 20th, to 22nd, 1937, to which plat reference is hereby made for a more exact description; this being a part of the lands of the Estate of David Lockhart, Deceased, referred to and involved in an action in the Court of Common Pleas for Greenville County, entitled John P. Lockhart, etc., Plaintiff, vs. W. D. Plumley, et al, Defendants, certain interests in said estate having been conveyed to John P. Lockhart, ^{Mary Lockhart Erskine, Samonis O. Lockhart,} Erie J. Page, Sarah Jane Lockhart Ballew, Becky or Rebecca Pierce, Margie L. Edwards, Mary Frances Reynolds, Rena Green, Arch B. Lockhart, Clarence Lockhart, A. J. Lockhart, Levi C. Lockhart, Carrie L. Wofford, Hexana Lockhart, E. Vance Lockhart, Sue C. Embry, Henry Campbell, Richard Campbell, Ethel Bradley, Lester Campbell, Fannie L. Silver, Thomas Lee Lockhart and Ralph Wilton Lockhart, by deeds recorded or to be recorded in R. M. C. Office for Greenville County, to which reference is hereby expressly made.

Together with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining.

To Have and to hold all and singular the above described premises unto the said party of the second part, his heirs and assigns, to him and their only proper use and behoof forever; as fully and absolutely as the said party of the first part can and ought to do pursuant to his authority as executor aforesaid.

And the said John P. Lockhart, Individually, does hereby bind himself, his heirs, executors and administrators to warrant and forever defend all and singular the said premises, to the extent that the said John P. Lockhart has or claims an individual interest in said property, unto the said J. Roy Pennell, his heirs and assigns, against the said John P. Lockhart and his heirs and against every person whomsoever lawfully claiming or to claim the same, or any part thereof.

In Witness whereof the said party of the first part has hereto set his hand and seal the day and year first above written.