

TITLE TO REAL ESTATE

48782 PROYENOR-J. BRAD CO.-GREENVILLE

State of South Carolina,  
County of Greenville.

Personally appeared before me M. C. Westervelt and made oath that he saw the within named Floride Smith McBee, as Executrix of Estate of Alexander McBee, deceased, sign, seal and as her act and deed deliver the within written deed, and that he with Mary B. Beacham witnessed the execution thereof.

Sworn to before me this 14 day of May, 1942

Mary B. Beacham (L. S.)

Notary Public for S. C.



M. C. Westervelt.

S. C. Stamps \$40.00

U. S. Stamps \$22.00

Recorded May 16th, 1942 at 1:52 A. M. #5790 BY:E.G.

\*\*\*\*\*

STATE OF SOUTH CAROLINA,  
COUNTY OF GREENVILLE.

BOND FOR TITLE TO REAL ESTATE

394

WHEREAS James A. Taylor, of the County of Greenville, State of South Carolina, died testate on or about May 12, 1935, seized and possessed of the real estate herein described, and

WHEREAS under the will of the said James A. Taylor, it was provided "that my property shall be sold, after my death and each of my children hereinabove named, shall share and share alike in the proceeds of the sale"; said children being J. Kemper Taylor, Florence O. Taylor, Mary Taylor Tucker, R. Lafayette Taylor, Marvin A. Taylor, F. Odez Taylor, Bertha Taylor Paris, James E. Taylor, and Mattie Taylor Loftis, and

WHEREAS James Kemper Taylor and C. E. Hatch were duly qualified as executors under the will of James A. Taylor, deceased, and are still serving in that capacity,

KNOW ALL MEN BY THESE PRESENTS that we, C. E. Hatch, as Executor under the will of James A. Taylor, deceased, and J. Kemper Taylor, individually and as Executor under the will of James A. Taylor, deceased, and Mary Taylor Tucker, R. Lafayette Taylor, Florence O. Taylor, Marvin A. Taylor, F. Odez Taylor, Bertha Taylor Paris, James E. Taylor and Mattie Taylor Loftis, have agreed to sell to A. H. Miller, of the County of Greenville, State of South Carolina, the following described real estate in Greenville Township, Greenville County, State of South Carolina, all those two (2) certain tracts of land on Easley Bridge Road, being more fully described as follows:

Tract No. 1. Beginning at an iron pin on Easley Bridge Road and running S. 38 W. 5.80 chains; thence S. 45 W. 31 chains to Saluda River; thence with Saluda River N. 48-15 W. 10.75 chains; thence N. 45 E. 27.25 chains to an iron pin; thence N. 41-30 W. 4.74 chains to an iron pin; thence S. 45 W. 4.75 chains to an iron pin; thence S. 38 W. 5.80 chains; thence S. 41-30 E. 6.09 chains to the beginning corner, containing thirty-five (35) acres more or less as shown on a plat by S. H. Bowen, Sur., December 19, 1921 and being the same land conveyed to J. A. Taylor by J. A. Jones, B. L. Hendrick and H. W. Garrison by deed dated January 21, 1922, recorded in the R. M. C. Office for Greenville County in Deed Book 73, page 375.

Tract No. 2. Fronting 100 feet on Easley Bridge Road and running back to Saluda River and down the said Saluda River to corner of J. A. Taylor and along the line of J. A. Taylor to the corner of lands of Miss Florence Taylor and along her line to the said Easley Bridge Road, containing Ten (10) acres, more or less, and being the same land conveyed to James A. Taylor by J. A. Jones by deed dated January 3, 1928, recorded in the R. M. C. Office for Greenville County in Deed Book 134, page 478.

And execute and deliver to A. H. Miller, or his order a good and sufficient warranty deed, with dowers properly renounced, conveying good and marketable title in fee simple free of encumbrance. On conditions that the said A. H. Miller or his heirs or assigns shall pay the sum of Four Thousand, Five Hundred (\$4,500.00) Dollars in the following manner: \$300.00 cash upon the signing of this agreement, the receipt whereof being hereby acknowledged as paid by the buyer to the sellers. The balance of \$4,200.00 to be paid as follows: \$75.00 on or before June 15, 1942; \$75.00 on July 15, 1942; \$75.00 on August 15, 1942 and \$50.00 per month on the 15th of each and every month thereafter until the balance of the purchase price is paid, with the right to the buyer to anticipate payment either wholly or in part at any time before maturity. All deferred payments to bear interest at six (6) per cent per annum payable annually; said interest to be in addition to the monthly payments above, said monthly payments being principal payments. All interest not paid when due to bear interest until paid at the same rate as principal. In case said sum or any part thereof be collected by an attorney, after default, or through legal proceedings of any kind, then in addition the buyer agrees to pay a reasonable attorney's fee for sellers' attorney.

for assignment to Mrs. Miller Deed Book 250 Page 38