

## TITLE TO REAL ESTATE

48722 PROVENCE-JARRARD CO.-GREENVILLE

STATE OF SOUTH CAROLINA,  
COUNTY OF GREENVILLE.

KNOW ALL MEN BY THESE PRESENTS, That we J. L. Martin, Mrs. Ellen Martin Burdett, Mrs. Jennie Martin Flynn, E. L. Martin, W. T. Martin, E. B. Martin, Jr., Mrs. Alice Martin Leavell, Mrs. Mary Martin Thomas, Mrs. Nan Martin Hoffman and R. L. Martin, in the State aforesaid, in consideration of Five (\$5.00) Dollars, and assumption of mortgage, to us in hand paid at and before the sealing of these presents by Sarah D. Martin (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said Sarah D. Martin.

All that certain piece, parcel and tract of land in the County and State aforesaid, adjoining lands of J. T. Leopard and others and containing  $34\frac{1}{2}$  acres, more or less, and having the following metes and bounds:

BEGINNING on a stone and running thence S.  $62-3/4$  W. 31.90 to stone; thence S.  $28\frac{1}{2}$  W. 11.00 to stone; thence N.  $62-3/4$  W. 30.75 to stone; thence N.  $22\frac{1}{2}$  E. 11.20 to the beginning, being known as Lot No. 3 of the estate of G. W. Richardson;

Also all that other tract or parcel of land adjoining the above,

BEGINNING at a stake on N. A. Henderson's line at Cripple Creek, and running thence with his line N. 27 E. about 4.30 to Alex Thompson; thence N. 60 W. about 8.00 to stone on G. W. Richardson's line; thence N. 63 W. 30.75 to stone; thence S. 29 W. 12.85 to stone; thence N.  $75-3/4$  W. 5.50 to stone; thence S.  $30\frac{1}{2}$  W. 4.30 to Cripple Creek; thence S.  $83\frac{1}{4}$  5.05 to stone on Harrison line; thence N. 27 E. 1.82 to stake on creek; thence 77 E. 11.70 to pin in bottom; thence S.  $58\frac{1}{2}$  E. 15.25 to stake in bottom; thence N.  $83\frac{1}{2}$  E. 2.90 to stake on creek; thence up creek 17.75 to the beginning and containing  $63\frac{1}{2}$  acres, more or less, bounded by lands of J. M. Watson, Ed. Culbertson, Dr. Richardson and others. This being the same property conveyed to John A. Martin by J. L. Martin et al by deed dated the 12th day of April, 1940 and recorded in deed book 221 at page 163. The said John A. Martin died intestate in the year 1940 seized and possessed of said property and leaving the within grantor's and the grantee as his sole heirs at law.

ALSO, our undivided interest in the following described property:

All that certain piece, parcel or lot of land near the City of Greenville and fronting on McBeth Street and having the following metes and bounds to-wit:

Beginning at an iron pin, corner of Lot No. 5 on McBeth Street and running thence along the line of said lot S. 28-25 E. 106 ft. to an iron pin, thence in a southerly direction 60 feet to an iron pin; thence N. 28-25 W. 128 feet to an iron pin on east side of McBeth Street; thence with the Eastern side of McBeth Street N. 46-11 E. 60 feet to the beginning corner, and being the same property conveyed to John A. Martin and Thomas A. Wofford by Thomas V. Ingle by deed dated March 15, 1938 and recorded in the R. M. C. Office for Greenville County in Deed Book 203 at page 391. The one-half interest of Thomas A. Wofford was by him conveyed to P. R. Long by deed dated the 9th day of July, 1938 and recorded in the R. M. C. Office of Greenville County in Deed Book 207 at page 202. The said John A. Martin died intestate in the year 1940 seized and possessed of 1/2 interest in said property and leaving the within grantors and the grantee as his sole heirs at law.

As a part of the consideration for this conveyance the grantee assumes and agrees to pay her pro-rata share of the mortgage executed by Thomas V. Ingle to the Home Owner's Loan Corporation in the original principal sum of One Thousand Seven Hundred Seventeen and 98/100 (\$1,717.98) Dollars upon which there is a balance due as of February 5, 1941 of One Thousand One Hundred Eighty-three and 63/100 (\$1,183.63) Dollars.

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 Sarah D. Martin, her Heirs and Assigns forever.

And we do hereby bind ourselves and Heirs, Executors and Administrators to warrant and forever defend all and singular the said Premises unto the said Sarah D. Martin her heirs and Assigns, against us and our Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof,

Witness our hand and seal this 27th day of October, in the year of our Lord one thousand nine hundred and forty-one in the one hundred and sixty-fifth year of the Independence of the United States of America.

Signed, sealed and delivered in  
the presence of:

L. S. Verdin  
M. F. West

J. L. Martin (L. S.)  
Ellen Martin Burdett (L. S.)  
Jennie Martin Flynn (L. S.)  
E. L. Martin (L. S.)  
W. T. Martin (L. S.)  
E. B. Martin, Jr. (L. S.)  
Alice M. Leavell (L. S.)  
Mary M. Thomas (L. S.)

(Over)