

TITLE TO REAL ESTATE

48782 PROBATE-J. LEARD CO.-GREENVILLE

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE.

WHEREAS, Hattie J. Charles died testate on January 7, 1942, leaving of force her last will and testament dated May 2, 1940, on file in the office of the Probate Court for Greenville County in Apartment 446, File 26, recorded in said office in Will Book P, Pages 251-253; and

WHEREAS, by the terms of Item II of said will, the said Hattie J. Charles provided that her home place and farm in Grove Township, consisting of 174.85 acres, be divided into four (4) equal parts of as nearly equal value as possible so that each tract should have a frontage on the Augusta Road, one of said tracts each being bequeathed to Grace Charles Martin, Thomas M. Charles, and Frank M. Charles in fee simple, and one tract consisting of the home place to John H. Charles and his wife, Amy Moore Charles, for life or the life of the survivor, and at the date of the survivor, to their children, Jack Charles and Jane Charles, share and share alike, in fee simple; and

WHEREAS, Said will provides that the said four children make the aforesaid division by mutual consent and agreement and if they were unable to agree upon such a division within one year after death, then the Executrix and Executor of said Estate were authorized to make said division and apportion same among the aforesaid parties in the portions and estates herein above set forth; and

WHEREAS, Said children and the Executrix and Executor of said Estate have arrived at a division of said property by mutual consent and agreement and have agreed that the parcels as so divided are of equal value, each having a frontage on Augusta Road;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS That we, Grace Charles Martin, Thomas M. Charles, and Frank M. Charles; and Grace Charles Martin, Executrix, and W. T. Martin, Executor, of the Estate of Hattie J. Charles, deceased, in the State aforesaid, in consideration of the partition of the real estate of Hattie J. Charles, deceased, as hereinabove set forth, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell, and release unto John H. Charles and Amy Moore Charles, for and during the term of their natural lives, or the natural life of the survivor, and at the death of the survivor, to Jack Charles and Jane Charles, share and share alike, their heirs and assigns forever, the following described property, to-wit:

All that certain piece, parcel, or tract of land situate, lying, and being in Grove Township, Greenville County, State of South Carolina, on the west side of the Augusta Road, and being known and designated as tract No. 1 on plat of property of Mrs. Hattie J. Charles Estate, made by W. J. Riddle, Surveyor, on the 13th day of January, 1943, and recorded in the office of the Register of Mesne Conveyance for Greenville County in Plat Book K, page 145, and having according to said plat the following metes and bounds, to-wit:-

Beginning at a point in the center of the Augusta Road, joint corner of tracts Nos. 1, 2, 4, and 5 and running thence along the line of tract No. 2 N. 75-35 W. 598 feet to a point; thence still along the line of tract No. 2 S. 59-30 W. 951 feet to a point in the line of property of W. T. Martin, Trustee, (formerly Thomas M. Charles) at the corner of tract No. 2; thence along the line of property of W. T. Martin; Trustee, S. 24-45 E. 931 feet to a point at the corner of tract No. 7; thence along the line of tract No. 7 S. 89-15 W. 300 feet to a point in the center of the Augusta Road in the line of tract No. 6; thence up the Augusta Road with the line of tract No. 6 and containing with the line of tract No. 5 along the following courses and distances: N. 33 E. 879 feet to a point; thence N. 31 E. 184 feet to a point; thence N. 26-10 E. 203.5 feet to a point; thence N. 23 E. 95 feet to the beginning corner, containing 24.20 acres, more or less.

Being part of the home place of the said Hattie J. Charles, deceased. (See Apartment 446, File 26, office of the Probate Court for Greenville County.)

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 John H. Charles and Amy Moore Charles, for and during the term of their natural lives, or the natural life of the survivor, and at the death of the survivor, to Jack Charles and Jane Charles, share and share alike, their heirs and assigns forever.

And we do hereby bind ourselves, our heirs, executors, and administrators successors and assigns to warrant and forever defend all and singular the said premises unto the said John H. Charles and Amy Moore Charles, for and during the term of their natural lives, or the natural life of the survivor, and at the death of the survivor, to Jack Charles and Jane Charles, share and share alike, their heirs and assigns forever, against us and our heirs, successors and assigns, and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness our hands and seals this 5th day of February, 1943.

Witnesses:

Azile C. Cope
Alfred F. Burgess

Grace Charles Martin (SEAL)
Thomas M. Charles (SEAL)
(OVER)