

TITLE TO REAL ESTATE

46752 PROBATE-J. BRARD 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 death 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 hereinabove 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, Thomas M. Charles, Frank M. Charles, and John H. 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 Grace Charles Martin 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 tracts Nos. 2 and 3 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, corner of property of Mrs. Grace P. Rhodes, and running thence along said line N. 58-30 W. 831.6 feet to a stake; thence along the line of Grace P. Rhodes property N. 42-30 W. 1021 feet to a stake on the corner of property of Amy Moore Charles; thence along the line of Amy Moore Charles S. 16-45 W. 1579 feet to a stake in the corner of property of W. T. Martin, Trustee, (formerly Thomas M. Charles); thence along the line of property of W. T. Martin, Trustee, S. 24-45 E. 550 feet to a point in the line of property of W. T. Martin, Trustee, at the corner of tract No. 1 on plat of property of Hattie J. Charles Estate hereinabove referred to; thence along the line of tract No. 1, N. 59-30 E. 951 feet to a stake; thence continuing along the line of tract No. 1, S. 75-35 E. 598 feet to a point in the center of the Augusta Road; thence up the Augusta Road N. 23 E. 534.5 feet to the beginning corner, containing 41.25 acres, more or less.

Also all that other piece, parcel, and tract of land in Grove Township, Greenville County, State of South Carolina, on the east side of the Augusta Road, being known and designated as tract No. 4 on plat of property of 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 _____, page _____, and having according to said plat the following metes and bounds, to-wit:

Beginning at a point in the center of the Augusta Road at the corner of tract No. 2, and running thence S. 58-30 E. 26.4 feet to a stake on the east side of the Augusta Road; thence N. 16 E. 607 feet crossing the Augusta Road diagonally to a stake in the line of property of Grace P. Rhodes; thence S. 87-30 E. 975 feet, crossing the Augusta Road and running along another settlement road to a stake in the line of property of Dr. S. P. Campbell; thence along the line of property of S. P. Campbell S. 5-30 W. 1069 feet to an iron pin in the line of tract No. 5 on plat of Hattie J. Charles Estate hereinabove referred to; thence along the line of tract No. 5 N. 86-30 W. 300 feet to a stake; thence continuing along the line of tract No. 5 N. 86 W. 974 feet to a stake in the center of the Augusta Road, joint corner of tracts Nos. 1, 2, 4, and 5; thence up the Augusta Road (along the line of tract No. 2) N. 23 E. 534.5 feet to the beginning corner, containing 26.80 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.)