

## TITLE TO REAL ESTATE

48782 PROYENGE-JARRARD CO.-GREENVILLE

STATE OF SOUTH CAROLINA,  
COUNTY OF GREENVILLE.

WHEREAS, Hattie J. Charles died 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, and recorded in said office in Will Book P, pages 251 to 253; and

WHEREAS, By the terms of Item IV of said will, the said Hattie J. Charles directed that all real estate owned by her at the time of her death, except her home place and farm on the Augusta Road in Grove Township, disposed of in Item II of said will, be sold by her Executrix and Executor at public or private sale and at such time and upon such terms as they deem advisable, the proceeds from said sale to be distributed as provided in said will; and

WHEREAS, The said Hattie J. Charles, in addition to her home place and farm on the Augusta Road in Grove Township, Greenville County, owned the following described real estate; (1) An undivided one-half (1/2) interest in 105 acres of land, more or less, in Oaklawn Township, Greenville County, South Carolina, being the same conveyed to Hattie J. Charles and Dr. W. T. Martin by Chicora Bank by deed dated March 24, 1930, recorded in the office of the Register of Mesne Conveyance for Greenville County in Deed Book 121, page 194; (2) An undivided one-half (1/2) interest in lots Nos. 19 and 21 of Block J on plat of Park Place subdivision, shown on plat recorded in the office of the Register of Mesne Conveyance for Greenville County in Plat Book A, page 119, said two lots being at the southwest intersection of 2nd Avenue and 2nd Street, being the same lots conveyed to Hattie J. Charles and Dr. W. T. Martin by Chicora Bank by deed dated March 14, 1930, recorded in the office of the Register of Mesne Conveyance for Greenville County in Deed Book 93, page 245; and (3) Lots Nos. 21 and 22 in Block L on plat recorded in the office of the Register of Mesne Conveyance for Greenville County in Plat Book G, page 294, said lots being situate about three miles northeast of the City of Greenville on the south side of and near the National Highway, being the same conveyed to Hattie J. Charles by A. J. Farmer by deed dated March 27, 1933, and recorded in the office of the Register of Mesne Conveyance for Greenville County in Deed Book 166, page 532; and

WHEREAS, Grace Charles Martin, as Executrix, and W. T. Martin, as Executor, of the Estate of Hattie J. Charles, deceased; Thomas M. Charles, Frank M. Charles, and John H. Charles, and Grace Charles Martin, individually, desire to sell said real estate and have been offered the total sum of Two Thousand Five Hundred Fifty Dollars (\$2,550.00) for said property by W. T. Martin, said sum representing Five Hundred Dollars (\$500.00) for the one-half (1/2) interest of Hattie J. Charles in tract No. 1 above described, Two Thousand Dollars (\$2,000.00) for the one-half (1/2) interest of Hattie J. Charles in tract No. 2 above described, and Fifty Dollars (\$50.00) for tract No. 3 above described; and

WHEREAS, Said parties have had said tracts appraised and the purchase price which the said W. T. Martin has agreed to pay represents more than a reasonable price for the property and more than it would probably bring if partitioned or sold at public or private sale to some other person; and

WHEREAS, The undersigned devisees and distributees of the Estate of Hattie J. Charles, deceased, realize that the said W. T. Martin is one of the Executors of the Estate of Hattie J. Charles, deceased, and is acting in a fiduciary capacity in connection with said estate and dealing with himself as an individual purchaser; and said devisees and distributees are fully informed of all the facts and circumstances and are, nevertheless, desirous of selling and conveying to the said W. T. Martin, individually, the title of the Estate of Hattie J. Charles to the property hereinabove referred to;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS That we, Grace Charles Martin, as Executrix, and W. T. Martin, as Executor, of the Estate of Hattie J. Charles, deceased, and Thomas M. Charles, Frank M. Charles, John H. Charles, and Grace Charles Martin, individually, in consideration of the premises and of the sum of Two Thousand Five Hundred Fifty Dollars (\$2,550.00) paid by W. T. Martin to Grace Charles Martin, as Executrix, and W. T. Martin, as Executor, of the Estate of Hattie J. Charles, deceased, in the state aforesaid, 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 W. T. Martin the following described real estate owned by Hattie J. Charles at the time of her death:

An undivided one-half (1/2) interest of, in and to:

All that certain piece, parcel, or lot of land situate in Oaklawn Township, County and State aforesaid, containing one hundred five (105) acres, more or less, and known as Lot No. 2 of the division of the Reynolds Farm, and bounded by lands of J. N. Dogan, J. I. West, R. F. Lenhardt, and A. McMahan. For further information, see plat drawn by Jas. P. Willis May, 1919, and more particularly described by deed given to Chicora Bank on May 9, 1925, by E. Inman, Master, and recorded in Volume 110, at page 54, R. M. C. Office for Greenville County.

one-half (1/2) interest of, in and to:

An undivided