

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE.

TITLE TO REAL ESTATE

WHEREAS, on the 12th day of March, 1928, T. B. Bennett of Greenville County, South Carolina, died leaving in full force and effect his last will and testament, which will was duly filed and Probated on or about March 19, 1928 as shown by the Probate Record thereof on file in the office of the Probate Judge for Greenville County in Apartment No. 229, File No. 30, and

WHEREAS, under the terms of said will all the property was devised to his widow, Mary J. Bennett, for and during her life-time and upon her death the Executor, T. D. Bennett, was authorized and directed to sell and convey all the real estate and personal property, and to divide the proceeds equally between the children of said T. B. Bennett, and

WHEREAS, on or about the 8th day of September, 1930 said Mary J. Bennett died, as shown by the Probate record of her Estate as on file in the office of the Probate Judge for Greenville County in Apartment No. 265, File No. 18, and

WHEREAS, on the 5th day of January, 1932, as shown by deed recorded in the R.M.C. office for Greenville County in Vol. 160, at page 60, the aforesaid T. D. Bennett, as Executor of the will of T. B. Bennett, deceased, sold and conveyed the real estate belonging to said T. B. Bennett, less 70 acres specifically devised to T. D. Bennett under said will, to certain children of said T. B. Bennett as follows: To T. C. Bennett, 37/121 interest; and to Walter B. Bennett, T. D. Bennett, J. T. Bennett, E. W. Bennett, C. H. Bennett, Julia A. Garrison and Janie H. Martin, an undivided 12/121 interest each, for a consideration of the sum of \$4,660.00; and

WHEREAS, on the same date, T. D. Bennett, Walter B. Bennett, Janie H. Martin, Julia A. Garrison, and E. W. Bennett (by proxy), executed and delivered to C. H. Bennett, T. C. Bennett and J. T. Bennett, a power of attorney authorizing them to sell and convey the said real estate, if necessary, and

WHEREAS, on the 23rd day of February, 1933 the aforesaid C. H. Bennett, T. C. Bennett and J. T. Bennett attempted to exercise the powers contained in said power of attorney which was duly recorded in the R. M. C. Office for Greenville County in Vol. 164, page 161, and attempted to convey fourteen acres of the property of the estate of T. B. Bennett, deceased, to R. T. McCombs, as shown by deed recorded in the R. M. C. Office for Greenville County in Deed Book 115, page 407, and

WHEREAS, said deed was erroneously executed, as the three holders of the power of attorney executed the deed only in their individual names, and did not execute said deed in the name of, and on behalf of their principals, and

WHEREAS, none of the parties to said transaction executed the deed properly, and no dowers were obtained, thus making the title of said R. T. McCombs incomplete and wholly defective, but said R. T. McCombs entered into possession of said property under said deed, and has been in possession since that date until his death on March 3, 1940, and

WHEREAS, since the execution and delivery of said deed to R. T. McCombs, Walter B. Bennett died testate, on Feb. 2, 1934 as shown by his probate record on file in the office of the Probate Judge for Greenville County in Apartment No. 312, File No. 24, leaving his property to his widow Dora G. Bennett, and

WHEREAS, said Dora G. Bennett died, testate on the 8th day of May, 1940, as shown by the Probate record of her estate on file in the office of the Probate Judge for Greenville County in Apartment No. 422, page 7, devising all of her property to her four children, T. Drayton Bennett, Casper H. Bennett, Helen B. Clark and Hazel B. Mimms, and

WHEREAS, since the execution of the aforesaid deed to R. T. McCombs, Janie H. Martin, re-married to L. L. Watt, died intestate, leaving as her sole heirs-at-law and distributees, her husband, L. L. Watt, and two children by her first husband, T. H. Martin and James Martin, and one son by her second marriage, _____ Watt, and,

WHEREAS, WE ARE all desirous of correcting and perfecting the record title of the aforesaid R. T. McCombs in and to the aforesaid tract of land, now therefore,

KNOW ALL MEN BY THESE PRESENTS: That we T. Drayton Bennett, of Greenville, S. C., Hazel B. Mimms, of Fountain Inn, S. C., and Helen B. Clark, of Green Hills, Ohio, three of the beneficiaries under the wills of Walter B. Bennett and Dora G. Bennett, deceased, for and in consideration of the sum of One Dollar, and the premises hereinabove recited, to us in hand paid at and before the sealing of these presents by Carl McCombs and Katie Louise McCombs Russell, as Executors of the Will of Robert McCombs, same as R. T. McCombs, (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 Carl McCombs and Katie Louise McCombs Russell, as Executors of the will of Robert McCombs, their successors and assigns forever:

All that certain piece, parcel or Tract of land, situate, lying and being in the State of South Carolina, County of Greenville, and in Oaklawn Township, containing fourteen (14) acres, more or less, according to a survey and plat made by B. F. Wigington, Surveyor, in 1933, and