

TITLE TO REAL ESTATE

48782 PROVENCE-J. BEARD CO.-GREENVILLE

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE.

This agreement, made the 27th. day of October, 1943, between Mary M. Nesbitt and W. P. Nesbitt, Jr. of Route 2, Piedmont, S. C., hereinafter called the vendors, of the one part, and Texie C. Mitchell, of Route 2, Piedmont, S. C., hereinafter called the purchaser, of the other part, witnesseth:

That the said vendors agree to sell and the said purchaser agrees to purchase for the sum of Four Hundred ninety-six and no/100 (\$496.00) Dollars, whereof \$50.00 shall be paid on January 15, 1944, \$150.00 on January 15, 1945, \$150.00 on January 15, 1946, and \$146.00 on January 15, 1947, a certain tract of land containing 24.80 acres, in Grove Township, Greenville County, State aforesaid about one hundred yards from the Moonville Road and one and one-half miles from Piedmont, which tract of land the vendors inherited from the late W. P. Nesbitt, Sr. and which has the following courses and distances, according to a plat made by W. J. Riddle, surveyor, on October 18, 1943.

Beginning at an iron pin near branch on J. A. Blakely line, thence N. 28-08 E. 1662.6 feet to iron pin in plantation road, thence along said plantation road N. 85-15 W. 663.5 feet to bend in road, thence N. 75-30 W. 162 feet to iron pin in road, thence S. 11-0 W. 580 feet to iron pin, thence S. 78-30 W. 261 feet to stake, thence S. 82 W. 221 feet to iron pin, thence S. 24-30 E. 163 feet to point, thence S. 22-30 E. 835 feet crossing branch to iron pin, thence N. 38-0 E. 115 feet to iron pin across branch, thence S. 61-10 E. 137 feet to iron pin at point of beginning.

That the said vendors warrant that the above described property is free from encumbrance.

That the said vendors are to pay the taxes on said property for the year 1943 and the purchaser is to pay the taxes thereon for the subsequent years.

That the purchaser is to pay for the preparation of all papers in connection with the purchase and sale of said property, including the deed which is to be executed to the purchaser; that the vendors shall execute and deliver to the purchaser a deed, conveying the aforesaid premises to the purchaser, upon payment of the final installment of the purchase price which is to be made on January 15, 1947; that the purchaser is to have the privilege of paying the purchase price prior to the times hereinabove set forth and if such payment shall be made, the vendors shall execute and deliver to the said purchaser their deed to the said property at such time as the purchase price shall have been paid in full.

In Witness whereof we have hereunto set our hand and seal this the 30th day of October, 1943.

Witnesses:

Sue T. Cleveland
Elizabeth Mae Noe

W. P. Nesbitt, Jr.
Mary M. Nesbitt
Texie C. Mitchell

State of South Carolina,
County of Greenville.

Personally appeared before me Mrs. Sue T. Cleveland and made oath that she saw the within named Mary M. Nesbitt, W. P. Nesbitt, Jr. and Texie C. Mitchell, sign, seal and, as their act and deed, deliver the within written instrument for the uses and purposes herein mentioned, and that she with Elizabeth Mae Noe, witnessed the execution thereof.

Sworn to before me this 30th day of Oct. 1943.

R. D. Nesbitt (L. S.)
Notary Public for S. C.

Sue T. Cleveland



S. C. Stamps 20¢

Recorded November 1st, 1943 at 2:30 P. M. #10740 BY:E.G.