

TITLE TO REAL ESTATE

THE STATE OF SOUTH CAROLINA,
County of Greenville.

KNOW ALL MEN BY THESE PRESENTS, That I, T. C. League,

.....in the State aforesaid,
.....in consideration of the sum of
One Dollar (\$1.00) and other valuable considerations (See below) Dollars

to me.....in hand paid
at and before the sealing of these presents by Thomas F. League, Louie F. League, Branford R. League, Herschel F. League, jointly,

(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 Thomas F. League, Louie F. League, Branford R. League, Herschel F. League, jointly,

All that piece, parcel or lot of land in Butler.....Township, Greenville County, State of South Carolina.

on the south side of the Pelham-Anderson Bridge surface-treated Highway and designated as Lot #2 in a plat of survey made by H. S. Brockman, Surveyor, October 9, 1943 and bounded on the east by Lot #1 of said survey, on the south by Peter's Creek and J. A. Fowler estate and on the west by J. A. Fowler estate and lot #3 of the above-said survey, with metes and bounds to-wit:- Beginning at an iron pin in the center of the Greenville (dirt) road and running thence along the J. A. Fowler line S. 5-45 E. 335' to a stone; thence continuing along the Fowler line S. 21-00 W. 344' to a stone; thence S. 15-30 E. 290' to stake; thence S. 6 W. 247' to stake; thence continuing along Fowler line S. 38-15 W. 415' to the center of Peter's creek (stone on bank); thence down the creek S. 46-45 E. 245' to a point in the center of creek, corner line lot #2, thence along line of Lot #2 N. 51-30 E. 480' to an iron pin; thence N. 22-30 E. 200' to iron pin; thence N. 51-15 E. 100' to pine tree; thence N. 71 E. 220.8' to dead oak; thence N. 44-05 E. 499.5' to a stake; thence continuing along line lot #1 (ditch the line) N. 43-15 E. 1,019' to a nail and stopper as corner on north side of the surface-treated road; thence N. 57 W. 780' to a point in the center of said road; corner Lot #3; thence along the center of the Greenville (dirt) road S. 62 W. 616' to bend; thence S. 66-05 W. 200' to bend; thence S. 68-45 W. 200' to bend; thence S. 75 W. 118' to the beginning corner, containing 42.00 acres, more or less, and being a part of the land conveyed to me by F. L. Smith by deed recorded in the R. M. C. Office for Greenville County in Deed Book 50 - page 10.

THE OTHER VALUABLE CONSIDERATIONS:- The grantor is sub-dividing his farm -- the same conveyed to him by F. L. Smith by deed recorded in the Greenville County, S. C., R.M.C. Office in deed book 50 on page 10, less a small tract of 1.80 acres formerly conveyed to L. G. Allen.

In this sub-division certain other conveyances have been made as follows:-

- (1) to grantor's daughter, Mrs. Margaret Ann L. Allen, two lots totaling 8.61 acres, for a cash consideration of \$500--deed dated October 21, 1943 (not yet recorded);
- (2) to grantor's son, Harry C. League, one lot of 12.54 acres, for a cash consideration of \$627--deed dated October 21, 1943 (not yet recorded)
- (3) to grantor's wife, Mrs. Emmie S. League, one lot of 7.12 acres, for \$1, love and affection--deed dated October 21, 1943 (not yet recorded)

All these tracts were encumbered by two outstanding mortgages to the Federal Land Bank of Columbia and/or the Farm Loan Commissioner in the sum of \$1,819.33 as of November 26, 1943. This indebtedness is being liquidated as follows:-

- (1) The income from the sale of two tracts of land: -(a) to Mrs. Margaret Ann L. Allen (\$500) and (b) to Harry C. League (\$627) totaling \$1,127 is to be applied on the said Federal Land Bank note;

- (2) The residue of said debt is being refinanced by me from a loan to me by The Farmers Bank of Simpsonville dated October 21, 1943 in the sum of \$625.00 secured by a first mortgage on the property herein above being conveyed.

Upon the basis of the above specified premises it is understood and agreed by the grantor and his wife (Mrs. Emmie S. League) and the four grantees to this conveyance --as a valuable part of the consideration for the conveyance;-

- (1) That the grantor and his wife hereby retain to themselves a lifetime estate in and to the 42 acres herein being conveyed. They are to retain possession of the premises as their home and are to enjoy the income therefrom for the time of their natural lives;

- (2) That the grantees are to assume responsibility for payment of the note made by me to The Farmers Bank of Simpsonville on October 21, 1943 in the sum of \$625.00.

- (3) That this conveyance is subsequent to and subject to the loan to me by said Farmers Bank of Simpsonville as specified above, and that this deed is to be held in escrow by the said Farmers Bank of Simpsonville and is thus to remain undelivered to grantees until said note is paid in full. If and when the grantees pay off said note in full, this deed is to be released by the bank and to be delivered to the grantees for proper recording. Failure upon the part of the grantees to meet the conditions herein set forth is in no wise to impair the legal right and privilege of the said The Farmers Bank to have proper recourse against me and the property involved (should same be necessary) for the collection of the note.