

TITLE TO REAL ESTATE

KEYS PRINTING CO., GREENVILLE, S. C.

State of South Carolina
County of Pickens

KNOW ALL MEN BY THESE PRESENTS: that I, J. R. Green, for and in consideration of the sum of two hundred and fifty dollars paid to me, the receipt of which is hereby acknowledged, do grant and give unto R. C. Kendrick, J. D. Scoggin, W. L. Miller, W. M. Harris and F. L. Moore, as Trustees of the South Carolina Conference of the Wesleyan Methodist Connection (or Church) of America, their successors in office and assigns, the right, privilege, and option of purchasing within five years from this date that certain lot of land in Greenville Township, Greenville County, State of South Carolina, near the the Monaghan Mill, and having the following metes and bounds, to wit:

BEGINNING at a point on the Monaghan Road, corner of Monaghan Mills corner and running thence with said line N. 83-30 W. 200 feet to a stake corner; thence South 13.15 W. 61 feet to an iron pin; thence N. 85.15 W. 199.5 feet to an iron pin in West line of Brandon Road; thence with Brandon Road N. 13 3/4 E. 57 feet to the beginning corner. Being Lot No. 81 on a plat recorded in the R. M. C. Office for Greenville County in Plat Book "A", page 70, and on which lot is located a four room dwelling. The total purchase price to be twenty-two hundred and fifty dollars, from which the two hundred and fifty dollars paid to me is to be deducted upon compliance herewith, but forfeited in case of non-compliance. If seller is unable to furnish title satisfactory to the said trustees, their certain successors, assigns or attorneys within the time specified, then said earnest money of \$250 paid to me is to be refunded to said trustees, or their successors or assigns.

The seller is to pay all taxes due and to keep the dwelling insured for not less than \$800, and in case of damage or destruction of said dwelling located upon lot afore described the amount of insurance collected is to be invested in repairing damage the construction of another dwelling on said lot, or to be deducted from the purchase price of the property. In case there is any indebtedness against the aforesaid property at the time the deed is made to the said trustees, their successors or assigns, the amount of the said indebtedness is to be deducted from the purchase price of the property.

Witness my hand and seal this 27th day of January, A. D. 1945.

In the presence of:

R. C. Mullinax

J. R. Green L.S.

Ruth W. Marks

State of South Carolina
County of Pickens

Personally appeared Ruth W. Marks and made oath that she was present and saw the within named J. R. Green sign, seal and as his act and deed, deliver the foregoing option to purchase, for the uses and purposes stated, and that deponent together with R. C. Mullinax witnessed the execution of the same.

Sworn to before me this the 27th
day of January, A. D. 1945.

Grace C. Donald
Notary Public for South Carolina

Ruth W. Marks

Recorded April 1st, 1946, at 3:33 P.M. #5519 BY:N.S.