

The State of South Carolina,  
County of Greenville.

WHEREAS, T. J. Hughes died testate on or about the 3rd day of June 1914 in the County of Laurens, State of South Carolina, seized and possessed of the tract of land hereinafter described, leaving in force his last will and testament which is of record in the Office of the Probate Judge for Laurens County, S. C. In said will he directed that the said tract of land be sold by his executors, two of his sons, A. J. Hughes and L. G. Hughes, and that the proceeds be equally divided among his eight, children, viz: Lizzie B. Owings, Lora E. Jones, Luther G. Hughes, John B. Hughes, Arthur J. Hughes, L. W. Hughes, Ella May Knight and Ada C. Hughes.

On or about the 28th day of May 1919 said executors did convey by way of a deed, recorded in the R. M. C. Office for Greenville County, S. C., Vol. 44, page 581, said tract of land to seven of said children, viz: L. W. Hughes, J. B. Hughes, L. G. Hughes, Lora James, Ella Knight, Lizzie Owings and Ada Lanford, stipulating that each of the parties was taking an undivided 1/8 interest except L. W. Hughes who was taking a 1/4 undivided interest. The widow of the said T. J. Hughes, deceased, Martha E. Hughes, joined in this conveyance, signing as grantor and also signed the renunciation of dower. Said Martha E. Hughes is now deceased.

On or about October 1, 1923 the said L. W. Hughes did convey by deed of record in said R. M. C. Office, Vol. 106, page 71, his one-fourth interest in said tract to his son, Rhett Hughes.

On or about July 31, 1941 the said J. B. Hughes, a son of T. J. Hughes, deceased, did convey his interest in said tract of land to Roy Owings of Laurens, S. C., a grandson of the said T. J. Hughes, deceased, said deed of record in said Office in Vol. 238, page 369.

Then, on or about May 10, 1944 and April 7, 1945, said executors, evidently overlooking the fact that they had previously conveyed said tract of land in its entirety by way of deed duly recorded as described in paragraph two above, Vol. 44, page 581, did by way of two deeds convey two lots cut out of said tract, one lot to Mrs. Lora E. Jones and one lot to Mrs. Ada H. Lanford, of record in said Office of the R. M. C. in Vol. 263, page 319 and Vol. 285, page 322, respectively.

AND WHEREAS, We the children of T. J. Hughes, deceased, viz: Elizabeth B. Owings, Lora E. Jones, Luther G. Hughes, now a widower, John B. Hughes, Arthur J. Hughes, now a widower, L. W. Hughes, Ella May Knight, Ada C. Hughes, now Ada C. Lanford, join with the said Rhett Hughes and Roy Owings in our desire to clear the chain of title to said tract of land and are desirous of conveying a good, fee simple, title to all of the land owned by the said T. J. Hughes, deceased, at the time of his death in the Town of Fountain Inn, County and State aforesaid, said tract containing two and one-half (2½) acres, more or less, to the Grantee hereinafter named.

KNOW ALL MEN BY THESE PRESENTS, That we, Elizabeth B. Owings, Lora E. Jones, Luther G. Hughes, a widower, John B. Hughes, Arthur J. Hughes, a widower, L. W. Hughes, Ella May Knight, Ada C. Lanford, Rhett Hughes and Roy Owings in the State aforesaid in consideration of the sum of Fifteen Hundred Dollars to us in hand paid at and before the sealing of these presents by J. C. Sims of Fountain Inn, S. C. (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 J. C. Sims his Heirs and Assigns forever:

All that piece, parcel or lot of land in Fairview Township, Greenville County, State of South Carolina, and in the town of Fountain Inn on the west side of Main Street with the following metes and bounds, to-wit: Beginning at a stone on Main Street and running thence with said Street, N. 38 W. 3.17; thence S. 52 W. 6.95; thence S. 5 3/4 E. 3.75 to stone corner; thence N. 52 E. 8.98 to the point of beginning. Bounded by Main Street on the East, Edwards Brothers on the South, B. F. Gault on the west, Speagle Estate and lot formerly belonging to T. D. Wood, now J. A. Barry, on the north, and containing two and one-half acres, more or less. Subject to all Railroad, Highway, Telephone, Telegraph or Power Company right of way that may exist. Being known as Lot No. 3 that was conveyed to the said T. J. Hughes, deceased, by deed of Fannie A. Goodgion and Sallie F. Earle of record in the R. M. C. Office for Greenville County, S. C., in Vol. RR, page 757.

Together with all and singular the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the Premises before mentioned unto the said J. C. SIMS his Heirs and Assigns forever.

And we do hereby bind ourselves, our Heirs, Executors and Administrators to warrant and forever defend all and singular the said Premises unto the said J. C. Sims his Heirs and Assigns, against us and our Heirs and against every person whomsoever lawfully claiming the same or any part thereof.

Witness our hands and seals, this 6th day of June in the year of our Lord one thousand nine hundred and forty-six in the one hundred and seventieth year of the Independence of the United States of America.