

including an attorney's fee of \$2000 and insurance and pay the surplus, if any, to me, or my executor, administrators, or heirs, unless claimed by the holder of some junior lien, upon said premises.

And whereas in and by the terms of the said mortgage, I further authorize and empower the said W. H. Irvine upon such sale to become the purchaser of said premises, and as my Attorney to execute and deliver to the purchaser good and sufficient warranty title thereto, the power of Attorney to remain in full force irrevocable by me, or my heirs, executors or administrators, until the above described sealed note or obligation should have been fully paid, and whereas said sealed note or obligation became due and unpaid thereof, neither principal nor interest was paid, and the said W. H. Irvine advertised said property once a week for three weeks in the Greenville Daily News, said notice having been published in said paper, on July 25<sup>th</sup> 1892, and on August 2 and August 9 1892, and on the 15<sup>th</sup> day of August 1892, during the legal hours of sale, at public auction exposed said property for sale, he being the highest bidder therefor, the same was knocked down to him, at and for the sum of \$4500 the terms of the mortgage in reference to the sale having been in every way complied with; Now therefore know all men that I the said James W. Johnson in consideration of the premises aforesaid and of said indebtedness and the sum of \$4500 to me in hand paid at and before the sealing of these presents by W. H. Irvine, these presents hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said W. H. Irvine, and to his heirs and assigns, all that certain piece parcel and lot of Land, situate lying and being in Ward 3, of the city of Greenville, and in the County and State aforesaid, on Mayberry St. adjoining lots of Shadrach Sims, Elias Coleman & others & having the following meter and bounds courses & distances to wit: Beginning at a stake on Mayberry street, and running thence with the line of said street S 18<sup>1/2</sup> W 50 feet to a stake, corner of Shadrach Sims lot, thence N 37<sup>1/2</sup> W 114 feet to a stake, corner of Elias Coleman's

lot, thence N 20 E 50 feet to a stake, thence S 57 E 136 feet to the beginning corner on said Mayberry street, and containing 6900 square feet more or less, and is the same lot that was to me conveyed by J. C. Gower, by deed dated July 31<sup>st</sup> 1888 which is duly recorded; Together with all and singular the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in any-wise incident or appertaining. To Have and to hold all and singular the said Premises before mentioned unto the said W. H. Irvine, and to his Heirs and assigns forever.

And I do hereby bind myself and my Heirs Executors and Administrators to warrant and forever defend all and singular the said premises unto the said W. H. Irvine and to his Heirs and assigns against me and my Heirs and every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness my hand and seal this 15<sup>th</sup> day of August A.D. 1892, in the year of our Lord one thousand eight hundred and ninety two, and in the one hundred and seventeenth year of the Sovereignty and Independence of the United States of America.

Signed sealed and delivered } James W. Johnson  
in the presence of } by W. H. Irvine his agent  
Frank H. Irvine } & Attorney in fact.  
J. P. Crooksey  
State of South Carolina }  
Greenville County } Personally appeared before  
me J. P. Crooksey and made oath that he saw the  
within named James W. Johnson by W. H. Irvine  
his agent & Attorney in fact sign seal and as his  
agent and deed deliver the within written deed, and  
that he with Frank H. Irvine witnessed the execution  
thereof. Sworn to before me this 15<sup>th</sup> day of August  
A.D. 1892.

E. A. McBee } J. P. Crooksey  
Notary Public } Recorded for 16 Sept 1892  
State of South Carolina } 877  
To S. Charter  
The Peoples Bank of Greenville, S.C.  
The State of South Carolina By the Secretary  
of State, Shureas Grant Hammond, James  
L. Orr, A. S. Linnear, J. A. Russell, T. J. Donaldson  
and G. J. Wells. Did on the eighteenth day of