

State of South Carolina.)

County of Greenville.) Whereas, our father W.A. Austin, did on August 14, 1874, bargain to sell and convey to J.P.M. Cox a tract of land in Greenville County containing one hundred and Eighteen (118) acres more or less, for the sum of Five Hundred (\$500.00) dollars and whereas, there was a mutual mistake and oversight in the execution of said deed, so that said deed did not convey an absolute fee simple title to said land to said J.P.M. Cox and whereas, said J.P.M. Cox believing himself to be the absolute owner in fee simple, did subsequently convey said land in fee simple by warranty deed, and whereas, by subsequent regular conveyances said land was finally conveyed to J.J. McSwain who is now the legal owner and holder thereof.

NOW KNOW ALL MEN BY THESE PRESENTS, that we, W.A. Austin and D.M. Austin in consideration of the premises and in further consideration of Five (\$5.00) dollars to us in hand paid by J.J. McSwain do hereby bargain, sell and convey unto the said J.J. McSwain all our right, title and interest in said tract of land containing one hundred and eighteen (118) acres, more or less, situate on the Piedmont road, intersected by the C. & G. Railroad, bounded by lands of Cleveland, Good and others, by virtue of the fact that we are heirs at law and distributees of the said W.A. Austin now deceased.

TO HAVE AND TO HOLD unto the said J.J. McSwain his heirs and assigns forever.

And we hereby bind ourselves, our heirs and assigns to forever warrant and defend said premises unto the said J.J. McSwain his heirs and assigns. Witness our hands and seals this April 13, 1909.

Witness:- L.G. Hinds.

W.A. Austin. (L.S.)

J.N. Loftis.

D.M. Austin. (L.S.)

State of Mississippi.)

County of Loundes.) Personally comes L.G. Hines - J.N. Loftis who upon oath says that they saw the within named W.A. Austin and D.M. Austin sign, seal and as their act and deed deliver the within written instrument and that deponent with R.G. Harris Notary Public, witnessed the execution thereof. Sworn to and subscribed before me this April 13, 1909.

R.G. Harris. (L.S.)

L.G. Hinds.

Notary Public for Miss.

J.N. Loftis.



My commission expires July 17, 1911.

Recorded this 23rd Apl. 1909.

END OF DOC.

McBee

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