

Georgia.
Fulton County.

This Indenture made this 24th day of April in the year of our Lord one thousand nine hundred and thirty-one between Mrs. Cemer Yeung Austin widow of W. L. M. Austin, Sr., late deceased, of the State of South Carolina and County of Greenville, party of the first part, and W. L. M. Austin, Jr., of the State of Georgia and County of Fulton, party of the second part:-

Witnesseth:-That the said W. L. M. Austin, Sr., died intestate in the City of Atlanta, Fulton County, Georgia, on the 23rd day of February, 1931, leaving as his only heirs-at law, his widow, Mrs. Cemer Yeung Austin and a son, W. L. M. Austin, Jr., and

Whereas, the said Mrs. Cemer Yeung Austin and W. L. M. Austin, Jr., have agreed upon a settlement of the estate of the said W. L. M. Austin, Sr. without administration.

Now therefore, in consideration of the premises and of the sum of One (\$1.00) dollar in hand paid by the said W. L. M. Austin, Jr. to the said Mrs. Cemer Yeung Austin, at and before the sealing and delivery of these presents, receipt of which is hereby acknowledged, the said Mrs. Cemer Yeung Austin has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said W. L. M. Austin, Jr., his heirs and assigns, all of the right, title and interest which the said Mrs. Cemer Yeung Austin has, either as dower or by descent and inheritance from the said W. L. M. Austin, Sr., in that certain piece, parcel, lot or tract of land's situate, lying and being in Austin Township, Greenville County, State of South Carolina, known and distinguished as Tract No. 3 of the subdivision of the lands of Martha A. Austin, as shown by plat of said lands, and being more particularly described by notes and bounds, as follows, to wit:-

Beginning at a stone at fork of road, Will Perrett's corner, and running thence along the road N. 79 E. 7.15 to bend in road, thence S. 60 E. 8.85 to bend; S. 84 E. 5.80 to bend; thence N. 80 E. 6.50 to fork of road; thence N. 21.34 E. 14.65 to stone in road near Green's house at creek; thence N. 68 E. 11.28 to stone; thence S. 22 W. 28.14 to pin in road; thence along said road S. 13 E. 6.52 to pin; thence S. 35 E. 6.38 to the beginning corner, containing 50 acres, more or less.

Also:-All that other piece, parcel or tract of land situate, lying and being in the County of Greenville and State of South Carolina, in Austin Township, known and designated as tract No. 1 of the subdivision of the lands of Martha A. Austin, as shown by plat of said lands and being more particularly described by notes and bounds as follows; to wit:-

Beginning at a stone on Will Perrett's line and running thence N. 11 W. 23.72 to stone; thence north 72 E. 6.18 to road; thence along road S. 16 E. 18.02 to bend; thence S. 35 E. 6.38 to stone; thence S. 76 W. 10.25 to the beginning corner, containing seventeen and sixty nine hundredths (17.69) acres, more or less.

These being the same two tracts of land conveyed to W. L. M. Austin, Sr., by Martha A. Austin, said deeds being recorded in the R. M. C. office for Greenville County, State of South Carolina, in Vols. 108, page 562, and 105, at page 426, respectively.

This conveyance is made subject to a certain mortgage of real estate for the sum of Two Thousand (\$2,000.00) dollars executed by W. L. M. Austin to L. B. McDaniel on the 18th day of November 1928, and recorded in volume 130, page 130, in the office of the Register of Mesne Conveyances, Greenville County, South Carolina.

This conveyance is made upon the further express conditions, to wit: Should the said W. L. M. Austin, Jr. become financially unable through sickness or less of position to carry out his part of the written agreement of even date herewith between said W. L. M. Austin, Jr., and Mrs. Cemer Yeung Austin, or should the said W. L. M. Austin, Jr. die before the said Mrs. Cemer Yeung Austin, then in either event this deed and the written agreement of even date, referred to above, are to become null and void and the title to the above described property is to be restored to its present status, to wit:-1/3 to Mrs. Cemer Yeung Austin and 2/3 to W. L. M. Austin, Jr. or his heirs and assigns, subject to an incumbrance of \$2,000.00.

To have and to hold the said bargained premises, together with all and singular the rights, members and appurtenances thereof to the same being, belonging, or in anywise, appertaining, to the only proper use, benefit and behoof of him the said W. L. M. Austin, Jr., his heirs, administrators, executors and assigns, forever in Fee Simple.

(Over)