

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE.

WHEREAS, Hattie J. Charles died testate on January 7, 1942, leaving of force her last will and testament dated May 2, 1940, on file in the office of the Probate Court for Greenville County in Apartment 446, File 26, recorded in said office in Will Book P, pages 251-253; and

WHEREAS, By the terms of Item II of said will, the said Hattie J. Charles provided that her home place and farm in Grove Township, consisting of 174.85 acres, be divided into four (4) equal parts of as nearly equal value as possible so that each tract should have a frontage on the Augusta Road, one of said tracts each being bequeathed to Grace Charles Martin, Thomas M. Charles, and Frank M. Charles in fee simple, and one tract consisting of the home place to John H. Charles, and his wife, Amy Moore Charles, for life or the life of the survivor, and at the death of the survivor, to their children, Jack Charles and Jane Charles, share and share alike, in fee simple; and

WHEREAS, Said will provides that the said four children make the aforesaid division by mutual consent and agreement and if they were unable to agree upon such a division within one year after death, then the Executrix and Executor of said Estate were authorized to make said division and apportion same among the aforesaid parties in the portions and estates hereinabove set forth; and

WHEREAS, said children and the Executrix and Executor of said Estate have arrived at a division of said property by mutual consent and agreement and have agreed that the parcels as so divided are of equal value, each having a frontage on Augusta Road;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS That we, Grace Charles Martin, John H. Charles, and Thomas M. Charles; and Grace Charles Martin, Executrix, and W. T. Martin, Executor, of the Estate of Hattie J. Charles, deceased, in the State aforesaid, in consideration of the partition of the real estate of Hattie J. Charles, deceased, as hereinabove set forth, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell, and release unto Frank M. Charles the following described property, to-wit:

All that certain piece, parcel, or tract of land situate, lying, and being in Grove Township, Greenville County, State of South Carolina, on the east side of the Augusta Road, and being known and designated as tract No. 6 on plat of property of Mrs. Hattie J. Charles Estate, made by W. J. Riddle, Surveyor, on the 13th day of January, 1943, and recorded in the office of the Register of Mesne Conveyance for Greenville County in Plat Book K, page 145, and having according to said plat the following metes and bounds, to-wit:-

Beginning at a point in the center of the Augusta Road in the line of tract No. 1 at the corner of tract No. 5 and running thence along the line of tract No. 5 S. 74-30 E. 2217 feet to a point in the line of property of Jim Campbell at the corner of tract No. 5; thence with the line of property of Jim Campbell along the following courses and distances: S. 4-00 W. 430 feet to an iron pin; thence S. 46 W. 412 feet to an iron pin; thence S. 29-30 W. 259.4 feet to an iron pin in the center of a county road leading to the Augusta Road; thence down the center of said county road along the following courses and distances: N. 66-15 W. 660 feet to a point; thence N. 63 W. 430 feet to a point; thence N. 49-30 W. 495 feet to a point; thence N. 83-30 W. 770 feet to a point in the center of the Augusta Road; said point being in the line of lot No. 7 where the said county road runs into the Augusta Road; thence up the Augusta Road along the line of tract No. 7 and continuing along the line of tract No. 1 N. 33 E. 700.5 feet to the beginning corner, containing 39 acres, more or less.

ALSO All that other piece, parcel, and tract of land in Grove Township, Greenville County, State of South Carolina, on the west side of the Augusta Road, being known and designated as tract No. 7 on plat of property of Hattie J. Charles Estate made by W. J. Riddle, Surveyor, on the 13th day of January, 1943, and recorded in the office of the Register of Mesne Conveyance for Greenville County in Plat Book _____, Page _____, and having according to said plat the following metes and bounds, to-wit:

Beginning at a point in the center of the Augusta Road in the line of tract No. 6 at the joint corner of tracts Nos. 7 and 1, and running thence along the line of tract No. 1 S. 89-15 W. 300 feet to a point in the line of property of W. T. Martin, Trustee, (former Thomas M. Charles), which point is at the corner of tract No. 1; thence along the line of property of W. T. Martin, Trustee, S. 24-45 E. 190 feet to a point; thence S. 89-15 W. 111 feet to a point in the center of the Augusta Road; thence up the Augusta Road N. 33 E. 210 feet (a part of which distance is along the line of tract No. 6) to the beginning corner, containing .81 acres, more or less.

Being part of the home place of the said Hattie J. Charles, deceased. (see Apartment 446, File 26, office of the Probate Court for Greenville County.)

TOGETHER With all and singular the rights, members, hereditaments, and appurtenances to the said premises belonging, or in anywise incident or appertaining.