

TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA

TITLE TO REAL ESTATE

COUNTY OF GREENVILLE

WHEREAS several years ago Lucy A. Hudson died intestate, seized and possessed of the real estate hereinafter described, leaving as her sole heirs-at-law and distributees the following children: Frank T. Barnett, Joe F. Barnett, Pinkney G. Barnett, John S. Barnett, Bettie Barnett Freeman, Maude Barnett McCombs, Lillie J. Barnett Kay, Mattie Barnett Johnson and E. T. Hudson, and,

WHEREAS during September, 1941, all of the aforesaid heirs-at-law and distributees of said Lucy A. Hudson, except E. T. Hudson, executed and delivered to Frank T. Barnett and Joe F. Barnett, their joint power of attorney as recorded in the R. M. C. Office for Greenville County in Vol. 244, page 61, authorizing and directing them as Attorneys-in-Fact to sell and convey their interest in the real estate described herein, and authorizing them to execute all necessary papers in their names and on their behalf and to deliver same to any purchaser or purchasers, and,

WHEREAS on July 29th, 1942 E. T. Hudson executed his power of attorney to said Frank T. Barnett and Joe F. Barnett authorizing them to execute and deliver all necessary papers in his name and on his behalf, as recorded in the R. M. C. Office for Greenville County in Vol. ²⁴⁶ at page 305, and

WHEREAS said Frank T. Barnett and Joe F. Barnett sold the two lots hereinafter described unto W. H. Chapman, his heirs and assigns, and by deed dated April 7, 1942 and recorded in the R.M.C. office for Greenville County in Vol. 252, at page 258 attempted to convey said lots to him, but said deed was executed by us in an individual capacity and not in the name of and on behalf of the principals under the power of attorney, and,

WHEREAS said W. H. Chapman is now desirous of perfecting his title in order to sell and convey same, now therefore,

KNOW ALL MEN BY THESE PRESENTS, That we, Frank T. Barnett and Joe F. Barnett, individually, and Pinkney G. Barnett, John S. Barnett, Jerry Barnett, Bettie Barnett Freeman, Maude Barnett McCombs, Lillie J. Barnett Kay, Mittie Barnett Johnson and E. T. Hudson, by Frank T. Barnett and Joe F. Barnett as Attorneys-in-Fact, of Greenville County, in the State aforesaid, in consideration of the sum of One Dollar and correction of deed, to us in hand paid at and before the sealing of these presents by W. H. Chapman, (receipt whereof is hereby acknowledged), have granted bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said W. H. Chapman, his heirs and assigns forever:

All those certain pieces, parcels or lots of land situate, lying and being in the State of South Carolina, County of Greenville, and in Greenville Township, about two miles from Greenville County Courthouse, on the south side of Waco Street, lying (formerly Hudson street), being known and designated as Lots Nos. 16 and 17 of the property of J. R. West as shown on plat thereof recorded in the R. M. C. office for Greenville County in Plat Book C, at page 190, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the south side of Waco street at the corner of Lot NO. 18, which point is 118.9 feet east from West Avenue, and running thence along the south side of Waco street, N. 75-02 E. 120 feet to an iron pin at the corner of Lot No. 15; thence along the line of said Lot No. 15, S. 16- 34 E. 146.5 feet to an iron pin; thence S. 75-02 W. 120 feet to an iron pin at the rear corner of Lot No. 18; thence along the line of Lot N. 18, N. 16-34 W. 146.5 feet to the beginning corner.

The above described lots are the same as conveyed to Lucy A. Hudson by J. R. West by deed dated May 5, 1920, and recorded in the R. M. C. office for Greenville County in Vol. 48, at page 308, and are shown on the Township Block Book at Sheet No.