

The State of South Carolina, (Deed)
County of Greenville.

Whereas I, George V. Phillips, of the County and State aforesaid did on the 21st., day of April 1903 purchase from Matthew Ballew, deceased, the tract of land hereinafter described, and did execute and deliver to him my note for the purchase money thereof in the Sum of Five hundred dollars, which note has not been paid: and Whereas the said Matthew Ballew thereafter departed this life leaving of force his last will and testament bearing date 5th, day of May 1903 whereby he gave me and my heirs ten years to pay anything that I should owe to his estate; and Whereas the said Matthew Ballew gave, devised and bequeathed his property and estate in and by said last Will and testament to his wife Sallie Ballew and his children, as therein set forth, his children being as follows: to wit, Sarah-Jane Center and Anselo Ballew, Lydia-Ann Harrison, Viry Lindsay, Genie Fisher, Isabel Gosnell, Mary Wright, Corrie Moore, and Furman Ballew, and the said wife and children of said Matthew Ballew are desirous of an early settlement and division of his estate: and Whereas the said Sallie Ballew, has by writing under her hand and seal bearing date the 22nd, day of September 1908 agreed to take and receive as her full portion of the property and estate of said Matthew Ballew to which she is entitled under his last will and testament, one-tenth thereof and has by said writing conveyed to the children of said Matthew Ballew and their heirs, Executors, Administrators and assigns All her right, title and interest in said property and estate except said one-tenth thereof, Now, Therefore KNOW ALL MEN BY THESE PRESENTS That I, the said George V. Phillips, in consideration of the premises hereinabove recited and of the said wife and children of said Matthew Ballew accepting and receiving the net proceeds of the sale of the tract of land hereinafter described in full payment and discharge of the said note which I executed and delivered to said Matthew Ballew as aforesaid, and of their making no further claim or demand on me on account thereof, and in consideration of the sum of Five dollars to me in hand paid by B.M. Shuman of the County and State aforesaid, and City of Greenville at and before the sealing of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said B.M. Shuman ALL that piece, parcel and tract of land situate, lying and being in the County and State aforesaid and Glassy Mountain Township, containing One hundred and twenty-five acres, more or less and Beginning at a stone on J.M. Moon's line and running; thence N. with C.P. Barnett's line to a stone on N. side of Creek above Mill; thence N.W. to Pine; thence N.E. to a black-gum; thence S.E. to a stake; thence S. to a red-oak on branch; thence W. to a stone; thence S. to a stone at the Shoal on Creek; thence S. to R.O.; thence W. to the beginning corner and bounded by lands of James Center, Matthias Brisack, J.M. Moon and others, and being the same tract of land conveyed to me by Matthew-Ballew by deed bearing date 21st., day of April 1903 and recorded in the office of the Register of Mesne Conveyance of said County in Book J.J.J. page 560, reserving the right however, to gather and remove from said tract of land all the crops which I have raised thereon this year 1908 which shall be done on or before the 15th, day of December 1908. Together with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining- TO HAVE AND TO HOLD all and singular the said premises before mentioned unto the said B.M. Shuman, his heirs and assigns forever. Upon the following Trusts and confidence, to wit:

- (1) 1st., to Sell the said tract of land at Public auction for cash to the highest bidder in front of Greenville Court-house in the County and State aforesaid, and in the City of Greenville after giving notice of the time and place of said sale by advertising the same in some newspaper published in said County once in each week for three weeks, and upon the person or persons bidding in said tract of land at such sale complying with the terms of sale, to execute and deliver to such person or persons a good and sufficient fee simple deed of conveyance to said tract of land; and if any person or persons bidding in said tract of land at such sale shall fail to comply with the terms of sale within five days after such sale to re-sell the same, and to continue to re-sell the same as often as may be necessary until he shall secure a bidder who shall comply with the terms of sale: all subsequent sales to be made on the same terms of the first sale and advertised as hereinabove prescribed.
- (2) 2nd., From the proceeds of said sale to pay first the costs and expenses of sale and all costs and expenses incident to the execution and carrying out of the trusts created by this deed and herein set forth, including the lawful commission of said Trustee, and also the costs and expenses of the preparation and execution of this deed and recording the same, and also to pay the expense of probating said will.
- (3) 3rd., After making all said payments to divide what remains of the proceeds of sale of said tract of land among the said wife and children of Matthew Ballew in the proportion of one-tenth thereof to his said wife and one-tenth thereof to each of his said children, and pay the same to them in said proportions,

And I do hereby bind myself, my heirs, executors and administrators to warrant and forever defend all and singular the said premises unto the said B.M. Shuman, his heirs and assigns against myself and my heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof. Witness my hand and seal this 24th, day of October in the year of our Lord one thousand nine hundred and eight and in the one hundred and thirty-third year of the Independence of the United States of America.

Signed, sealed and deliver in the presence of:
J.M. Moon,

G.V. Phillips, (L.S.)

J.M. Robertson,
State of South Carolina,
County of Greenville.

Personally appeared before me J.M. Moon and made oath that he saw the within named George V.-Phillips, sign, seal and as his act and deed deliver the within written deed and that he with J.M. Robertson, witnessed the execution thereof.

Sworn to before me this 24th, day of October A.D. 1908. J.M. Moon

M.K. Robertson (L.S.)
Notary Public.