

TITLE TO REAL ESTATE

THE STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE.

WHEREAS, Chapin Springs Land Co. on the 28th day of October, 1921, which was at that time a corporation of this State with its principal place of business in Greenville in said State, did convey by deed to L. B. Houston, certain real estate therein described upon certain trusts and limitations therein more particularly set forth; and

WHEREAS L. B. Houston, R. E. Houston, W. H. Houston and Paul H. Houston were then and are now the only beneficiaries under said trust deed; and

WHEREAS the said L. B. Houston now desires to transfer his trusteeship to the said W. H. Houston and giving to him all the powers and authority that he, the said L. B. Houston, possessed under the terms of the said trust deed and this being agreeable to all the beneficiaries of said trust, NOW, THEREFORE,

KNOW ALL MEN BY THESE PRESENTS, That We, L. B. Houston as Trustee and L. B. Houston, R. E. Houston, W. H. Houston and Paul H. Houston, in the State aforesaid, in consideration of the sum of One (\$1.00) Dollar, Dollars to us in hand paid at and before the sealing of these presents by W. H. Houston as Trustee (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 W. H. Houston, as Trustee.

All that piece, parcel or lot of land in Greenville Township, Greenville County and State of South Carolina in Ward Six of the City of Greenville on the Southwest corner of Houston Street and Pearle Avenue, designated as lot No. 10 in Block "E" of the Chapin Springs Land Company, plat of which is recorded in R. M. C. Office for said County in Plat Book "E" at page 41, and having the following metes and bounds: Beginning at the corner of Houston Street and Pearle Avenue and running thence with Pearle Avenue S. 88-44 W. 114 feet to the corner of Lot 9; thence with line of Lot 9, S. 2-30 E. 60 feet to corner of Lot 11; thence with line of Lot 11, N. 88-44 E. 108.4 feet to Houston St.; thence with Houston St., N. 2-58 E. 60.2 feet to the beginning corner, and being the same lot of land conveyed to L. B. Houston as Trustee by Eliza F. Thompson by deed dated January 18, 1930, and recorded in Vol. 151 at page 170.

ALSO, all those pieces, parcels or lots of land, lying and being in Ward six of the City and County of Greenville, State of South Carolina and described as follows, to-wit: One tract or lot containing 4 acres, 28 poles, more or less; One tract containing 2 rods and 12½ poles; One containing 9 acres, 1 rod and 9 perches; One containing 2 acres, 1 rod and 24 poles; One containing 1/6 of an acre; One containing six acres and 4 poles; One containing 4.59 acres, more or less and also One containing one acre, more or less. These tracts or lots of land containing in the aggregate 27 acres, more or less and are bounded by lands of W. B. McDaniel, J. W. Cagle, deceased, T. Q. Donaldson, deceased Mrs. S. K. Tindall and the Hammett land, being more particularly described in deed of Geo. H. Chapin to the Chapin Springs Land Co. by deed dated Sept. 19, 1907 and recorded in R. M. C. Office for Greenville County in Vol. VVV, page 547, For a plat of this land see Plat Book E, page 41 and also see plat in Plat Book "A", page 172 and page 173, RMC Office.

ALSO, all that piece, parcel or lot of land situate, lying and being in Ward six of the City of Greenville, County of Greenville, State of South Carolina and being Lot 43 (except a very small portion thereof) as shown on plat recorded in Plat Book A, page 225 RMC Office for Greenville County and having the following metes and bounds, to-wit: BEGINNING at a corner on Spring Street and running thence S. 1½ E. 150 feet to an iron pin; thence N. 82 W. 49½ feet to an iron pin; thence in a straight line N. 1½ W. about 143 feet to Spring Street; thence with Spring Street, S. 86 E. _____ feet to the beginning corner.

The last two described pieces of property being the same conveyed to L. B. Houston as Trustee by the Chapin Springs Land Company by deed dated Oct. 28, 1921 and recorded in Vol. 80, page 19, RMC Office.

This deed is intended to cover all lots of land which were formerly owned by the Chapin Springs Land Company and L. B. Houston as Trustee, except such lots as have heretofore been conveyed to various parties by the said Chapin Springs Land Company and L. B. Houston as Trustee.

See deed of B. E. Geer to the Chapin Springs Land Co. recorded in Vol. 41, page 95, also deed of B. E. Geer to Chapin Springs Land Co. recorded in Vol. 66, page 88, R. M. C. Office for Greenville County.

TO HAVE AND TO HOLD all and singular the Premises before mentioned unto the said W. H. Houston as Trustee, his Successors, and Assigns forever, in trust nevertheless, that the said W. H. Houston is to hold the legal title for the benefit of all the grantors herein and is to sell said property as a whole or in parcels or lots and make fee simple titles thereto and after the payment of taxes or any costs there may be, on account of sale of said property, and any interest due for money borrowed or any other expenses, that the surplus proceeds of sale be applied as follows, to-wit: One-third thereof to L. B. Houston; one-third thereof to R. E. Houston, one-sixth thereof to Wm. H. Houston and one-sixth thereof to Paul H. Houston, they being