

TITLE TO REAL ESTATE—Hubert E. Nolin, Attorney at Law, Greenville, S.C.

OLLIE FARNSWORTH
R.M.C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that I, ROBERT F. McCARTER,

in consideration of FIVE AND NO/100 (\$5.00) ----- Dollars,
and the premises
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release
unto
ALBERT McCARTER, TRUSTEE FOR TOMMY MICHAEL McCARTER,

ALL that piece, parcel or tract of land in the County of Greenville, State of South Carolina, containing FIVE (5) ACRES according to a survey made by Carolina Engineering & Surveying Co. of the property of Charles B. Thomas on April 25, 1968, and revised on February 24, 1969, and having, according to said revised plat, the following metes and bounds, to wit:

BEGINNING at an iron pin in the center of Hammett Bridge Road and running thence along line of property, now or formerly of Edwards Estate, S. 62-20 W. 639.6 feet to an iron pin; running thence N. 36-24 W. 220 feet to an iron pin; running thence along line of property of Albert McCarter, N. 41-31 E. 602.3 feet to an iron pin in center of Hammett Bridge Road; running thence with center of Hammett Bridge Road, S. 48-29 E. 461.6 feet to an iron pin, the beginning corner.

In Trust, nevertheless, for the following uses and purposes, to wit:

To manage, rent and receive any income from said property and to give receipts therefor; to sell, lease or mortgage; to contract for any repairs or upkeep of said house and to do any and all other things necessary for the proper management of said property and to hold any income or profits from the sale of the said property for the use and benefit of Tommy Michael McCarter.

Said Trustee shall have full power of sale or to mortgage, and the person or persons to whom said property is sold shall receive a good, marketable, fee simple title, and that the purchaser or purchasers shall not be responsible to see that the funds derived from said sale are properly applied, but upon receipt of a deed the same shall constitute a fee simple title.

That any mortgage given upon the premises by the said Trustee shall constitute a good mortgage, and the said person, firm or corporation making a loan to the Trustee is not charged with the duty to see that the funds are properly applied.

The Trustee shall have the right to purchase, reinvest any monies so received by him as Trustee and any other property or to make any other investment he deems best. His discretion shall be final.

together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining; to have and to hold all and singular the premises before mentioned unto the grantee(s), and the grantee's(s') heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s') heirs or successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s') heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor's(s') hand(s) and seal(s) this 3rd day of February 1971

SIGNED, sealed and delivered in the presence of:

Robert F. McCarter (SEAL)

Hubert E. Nolin (SEAL)

Jane H. Richardson (SEAL)

_____ (SEAL)

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

PROBATE

Personally appeared the undersigned witness, and made oath that (s)he saw the within named (grantor(s) sign, seal and as the grantor's(s') act and deed deliver the within deed and that (s)he, with other witness subscribed above witnessed the execution thereof.

SWORN to before me this 3rd day of February 19 71

Hubert E. Nolin (SEAL)
Notary Public for South Carolina.

Jane H. Richardson

My Commission Expires: July 14, 1977.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named grantor(s) respectively, did this day appear before me, and each, upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomsoever, renounce, release and forever relinquish unto the grantee(s) and the grantee's(s') heirs or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this

3rd day of February 19 71

Mary Jo McCarter

Hubert E. Nolin (SEAL)
Notary Public for South Carolina.

My Commission Expires: July 14, 1977.

RECORDED this 12th day of February 19 71 at 4:21 P. M., No. #18771

-195-534.2-1-18.4