

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

JAN 5 2 52 PM '76

Vol 1029 pg 783

DONNIE S. TANKERSLEY
R.H.C.
JAMES H. COLLINS, JR.,

KNOW ALL MEN BY THESE PRESENTS, that

in consideration of SEVEN THOUSAND FIVE HUNDRED AND NO/100THS (\$7,500.00)----- Dollars,

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto

SYLVESTER GOLDEN, SR., AS TRUSTEE, his Successors and Assigns, forever;

ALL that certain piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, on the northwestern side of Mt. Zion Street, being known and designated as Lot No. 33 on a plat of the property of F. F. Beattie recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book C, at page 236.

THIS conveyance is made subject to any and all existing reservations, easements, rights of way, zoning ordinances and restrictions or protective covenants that may appear of record on the recorded plat(s) or on the premises.

-519-198.1-4-18

TO HAVE AND TO HOLD all and singular the said premises before mentioned unto the grantee, his successors and assigns, forever, in trust, nevertheless, for Sylvester Golden, Sr., and Sylvester Golden, Jr., to hold the legal title; to lease and collect rents; to make improvements and necessary repairs; to mortgage; to sell the whole or any part thereof on such terms and conditions as he may see fit and to execute to the purchaser or purchasers thereof a good fee simple title thereto. The proceeds of such sale, after deduction of the costs thereof, to be applied for the benefit of the named beneficiaries. The purchaser or purchasers shall not be required to see to the application of the proceeds of such sale or sales made by the Trustee;



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8.25

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 5th day of January, 19 76.

SIGNED, sealed and delivered in the presence of:

[Handwritten signatures]

James H. Collins Jr. (SEAL)
JAMES H. COLLINS, JR. (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 written deed and that (s)he, with the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this 5th day of January 19 76.

James H. Collins Jr. (SEAL) *James H. Collins Jr.*
Notary Public for South Carolina.
My commission expires 11-4-80

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 singular the premises within mentioned and released.

GIVEN under my hand and seal this

5 day of January 19 76,
James H. Collins Jr. (SEAL) *James H. Collins Jr.*
Notary Public for South Carolina.
My commission expires 11-4-80

RECORDED this day of JAN 5 1976 19, at 2:52 P. M., No. 17127

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