

## TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA )  
 COUNTY OF GREENVILLE )

WHEREAS, J. H. Slaten died intestate on or about the 28th. day of February, 1938, seized and possessed in fee simple of the real estate hereinafter described leaving as his only heirs at law and distributees his six children, viz. Mrs. Theone Stansell, Mrs. Hattie Hanks, Mrs. Gertrude Riddle, Clyde E. Slaten, C. P. Slaten and J. T. Slaten, all of whom are sui juris and now own said real estate as tenants in common: AND, WHEREAS, said owners of said real estate as tenants in common wish to sell said real estate and divide the proceeds of sale with as little expense as may be practicable, it not being practicable to effect a partition of said real estate in kind among said tenants in common; AND, WHEREAS, the grantors herein, constituting all of said tenants in common except the grantee, have agreed to convey said real estate unto their brother, C. P. Slaten, the grantee herein, in trust for the purposes hereinafter set forth:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, That We, the said Mrs. Theone Stansell, Mrs. Hattie Hanks, Mrs. Gertrude Riddle, Clyde E. Slaten and J. T. Slaten, for and in consideration of the premises and in consideration of the sum of one dollar to each of us in hand paid by C. P. Slaten, receipt of which is hereby acknowledged, have granted, bargained, sold and released and by these presents do grant, bargain, sell and release unto the said C. P. Slaten, his heirs and assigns forever, the following described real estate, to-wit:

All of our rights, titles and interests, and the right, title and interest of each of us, in and to all that certain piece, parcel or tract of land in Grove Township, County of Greenville, State of South Carolina, containing ninety nine and eighty one-hundredths (99.80) acres, more or less, and the metes and boundaries of which are shown on a plat of same made by W. J. Riddle, Surveyor, dated April 28th. 1936, which plat is hereto attached and made part of this conveyance, said tract of land includes all of the tract of land containing one hundred (100) acres, more or less, conveyed unto the said J. H. Slaten, now deceased, by B. M. McGee, by deed dated December 1st. 1897, recorded in the office of the Register of Mesne Conveyance for Greenville County, S. C. in Volume LLL (3-L), at page five hundred and forty-six (546), except the small lot of land sold to J. L. Campbell hereinafter described. The real estate hereby conveyed also includes a small lot of land containing one and one-tenth (1.1) acres, more or less, conveyed unto the said J. H. Slaten by J. L. Campbell by deed dated April 28th. 1936, recorded in said office in Volume one hundred and eighty-four (184), at page two hundred ninety-one (291), and excludes a small lot of land conveyed unto the said J. L. Campbell by the said J. H. Slaten in exchange for the said tract of one and one-tenth acres, the small tract of land so excluded from this conveyance being triangular in shape and having been cut off of the northeastern corner of the said tract of one hundred acres and is designated on said plat as "sold to J. L. Campbell."

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 unto the said C. P. Slaten, his heirs and assigns forever, in trust nevertheless for the following uses and purposes, to-wit:

1. To manage and control said real estate, renting same and collecting the rents, profits and income therefrom until sold as hereinafter provided.
2. To sell said real estate, or any part thereof, at private or public sale, with or without advertisement, at such time or times and upon such terms as the said C. P. Slaten may in his absolute discretion deem best and for such price or prices as he may in his absolute discretion deem reasonable; and, if any purchaser or purchasers of said real estate fails or fail to comply with the terms of any such sale, to re-sell same at private or public sale, with or without advertisement, as often as may be necessary and at such time or times and upon such terms and for such price or prices as he may in his absolute discretion deem best.
3. To make, execute and deliver fee simple title or titles to any purchaser or purchasers of said real estate or any part thereof, and put any such purchaser or purchasers in possession thereof.
4. To apply the rents, profits and income from said real estate and the proceeds of the sale thereof as follows:

First, to the payment of any and all taxes and property assessments assessed or levied against said real estate whether now due or becoming due hereafter; second, to the costs and expenses connected with this deed of trust and the execution of said trusts, including the cost of the insurance of all buildings against loss by fire and wind, revenue stamps, recording this deed of trust and to such other and further expenses as may be incident to or connected with the execution of said trusts; third, the balance of such proceeds of sale, rents, profits and income to be paid to the said Mrs. Theone Stansell, Mrs. Hattie Hanks, Mrs. Gertrude Riddle, Clyde E. Slaten, C. P. Slaten and J. T. Slaten, share and share alike, and in the event any one or more of said heirs at law dies before receiving his or her share thereof, such share or shares shall be paid to the respective administrators, executors or assigns of each of such heirs at law so dying without receiving his or her said share of said funds.

And we do hereby bind ourselves, our heirs, executors and administrators to warrant and forever defend, all and singular, the said premises unto the said C. P. Slaten, as trustee as aforesaid, his heirs and assigns, against us and our heirs, executors, administrators and against all other persons whomsoever lawfully claiming, or to claim the same, or any part thereof.

WITNESS our hands and seals this 31st. day of March, in the year of our Lord one thousand, nine hundred and thirty-nine, and in the one hundred and sixty-third year of the Sovereignty and Independence of the United State of America.

Mrs. Theone Stansell	( SEAL )
Mrs. Hattie Hanks	( SEAL )
Mrs. Gertrude Riddle	( SEAL )
J. T. Slaten	( SEAL )
Clyde E. Slaten	( SEAL )