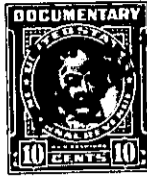


BOOK 440 PAGE 308

# State of South Carolina,

Greenville County



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Know all Men by these presents, That I,

Archie Lee Dempsey

in the State aforesaid,

in consideration of the sum of Seven Hundred and no/100- - - Dollars  
and subject to the mortgages as hereinafter set out,  
to me paid by

J. T. Collins, Trustee for J. T. Collins and  
W. M. Batson, Jr.,

in the State aforesaid, the receipt whereof is hereby acknowledged, have granted, bargained, sold and re-  
leased, and by these presents do grant, bargain, sell and release unto the said

J. T. Collins, Trustee for J. T. Collins and W. M.  
Batson, Jr., his successors or assigns,

All that piece, parcel or lot of land in Greenville Township, Greenville County, State  
with buildings and improvements thereon,  
of South Carolina, being known and designated as Lot No. 78, and having the  
following metes and bounds, to-wit:

BEGINNING on the north side of Wilson Street, 400 feet from  
the intersection of Washington Avenue with said Street at the joint  
corner of Lot No. 77; thence with Lot No. 77, N. 22 W., 160 feet to  
the joint rear corner of Lots Nos. 77 and 102; thence with rear line of  
Lot No. 102, N. 71-20 E., 50 feet to joint rear corner of Lots Nos. 79  
and 102; thence with lot No. 79, S. 22 E., 160 feet to Wilson Street;  
thence with Wilson Street S. 71-20 W., 50 feet to the beginning corner.

It is expressly understood and agreed that the Grantee does  
not assume the mortgages herein as referred to, but that this conveyance  
is made subject to the balance of that certain mortgage executed by  
Grantor to First Federal Savings & Loan Association, recorded in  
Mortgage Vol. 467, page 275, said balance being \$5,392.31, and the  
balance of that certain mortgage executed by Grantor to Talmer Cordell,  
recorded in Vol. 475, page 436, said balance being \$730.00.

Upon the following trust, nevertheless:

1. To hold the legal title to said lot and to manage,  
control and rent same; to sell and convey said property by fee simple,  
general warranty title at public or private sale for such price and upon  
such terms as the Trustee shall deem advisable; to pay all expenses in  
connection with the trust and to pay over the net profits to J. T.  
Collins and W. M. Batson, Jr.

2. Said trustee shall have, and is hereby given, full power  
and authority to borrow money, to make, execute and deliver any notes  
and mortgages, and to pledge and convey by way of mortgage, said prop-  
erty as security for same, or any renewals thereof.

(over)

229-1-33