

State of South Carolina,

Greenville County

563 431

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Know all Men by these presents, That

We, A. N. Bozeman and Frances N. Bozeman,

in the State aforesaid, in consideration of the sum of

Ten (\$10.00) Dollars and subject to mortgage set out below

Dollars

to us paid by F. B. Bozeman as trustee for A. N. Bozeman and Frances N. Bozeman

in the State aforesaid, 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 F. B. Bozeman as trustee for A. N. Bozeman and Frances N. Bozeman, his successors and assigns forever:

All that certain piece, parcel, or lot of land, together with the buildings and improvements thereon, situate, lying and being in Greenville County, State of South Carolina, on the west side of Parkwood Drive and shown as the rear portion of Lots Nos. 126 and 127, on plat of North Hills, dated September, 1928, recorded in Plat Book H at page 136, R. M. C. office for Greenville County, S. C., and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the west side of Parkwood Drive, which point is 95 feet south of the southwest corner of the intersection of Hillcrest Drive and Parkwood Drive, and is also the corner of lot now or formerly of Nora W. Cooper, and running thence along the line of Cooper lot, N. 71-00 W. 70.3 feet to an iron pin in joint line of Lots 126 and 127; thence along joint line of said lots, S. 18-03 W. 31 feet to an iron pin, which point is 130.8 feet south of Hillcrest Drive, and is the rear corner of another lot now or formerly of Nora W. Cooper; thence across Lot 126, N. 68-33 W. 70.5 feet to an iron pin in joint line of Lots 125 and 126, which point is 132.6 feet south of Hillcrest Drive; thence along joint line of Lots 125 and 126, S. 18-03 W. 55 feet to an iron pin in line of Lot No. 130; thence along the line of Lot 130, S. 71-00 E. 141.8 feet to an iron pin on the west side of Parkwood Drive; thence along the line of Parkwood Drive, N. 17-34 E. 83 feet, more or less, to the beginning corner; being the same conveyed to us by Feaster V. Tribble and Virginia J. Tribble by deed dated November 26, 1948 and recorded in the R. M. C. office for Greenville County in Vol. 366, at page 419.

This conveyance is made subject to a mortgage executed by A. N. Bozeman and Frances N. Bozeman to Liberty Life Insurance Company in the original sum of \$6000.00, which mortgage is recorded in the R. M. C. office for Greenville County in Mortgage Book 407, at page 375.

IN TRUST, NEVERTHELESS, for the sole and separate use of A. N. Bozeman and Frances N. Bozeman, the trustee is authorized and directed to hold legal title to said property, to collect the rents and profits, pay taxes, fire insurance premiums, mortgage payments, assign escrow accounts, and to pay any other expenses, and to do all of the acts necessary and proper to manage said property. The trustee is hereby given full power to mortgage or lease said property or to sell, giving any purchaser a fee simple general warranty deed thereto and, after deducting all costs and expenses, to pay the proceeds therefrom to A. N. Bozeman and Frances N. Bozeman. No purchaser or mortgagee shall be responsible for the proper application of the proceeds of said sale or mortgage.

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