

TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA,

Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That J. Willie M. Alberson

in the State aforesaid

in consideration of the sum of Ten Dollars,

to me paid by Julia B. Charles

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 Julia B. Charles all that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina,

in Block 5 of the City of Greenville, being lot no. 1 of the J. H. Ware land, according to plat recorded in Plat Book C, page 264, R. M. C. Office for Greenville County, beginning on the west side of Mill Street at the corner of lot of H. C. Ware and running thence with Mill Street N. 12.49.51 E. 67.4 feet; thence S. 70.52.71.100.9 feet to corner of lot no. 2; thence S. 49.6.67.4 feet to the H. C. Ware corner, and thence N. 70.52.8.100.9 feet to the beginning.

Upon the following trust, nevertheless: In trust to hold the legal title to said lot of land, to manage and control the same, to receive the rents and profits and out of same to pay taxes, insurance premiums, interest on mortgage indebtedness, and any repairs which may be necessary to keep the premises in tenantable condition; and at her discretion to sell said lot of land at public or private sale and apply the proceeds of sale to the indebtedness now existing or which may then exist against the premises, the indebtedness now existing being as follows: Mortgage to Anna M. Beatty for \$2,500 recorded in Book 224, page 128, and State and County taxes; the balance of any of the charges all being according to their priority to be retained by the grantee as compensation for her services in carrying out this trust. The trustee shall have power and authority to execute notes in several or in lien of said indebtedness, and to secure same by mortgages over the premises, also to make improvements to the premises, if necessary in her discretion, and to give notes secured by mortgages in lieu of the above indebtedness or renewals or substitutions thereof. The purchase money shall not be bound to see to the application of the proceeds of sale or mortgage.

The above described land is the same conveyed to me by J. H. Ware on the 20th day of October 1931, deed recorded in office of Register of Mesne Conveyance for Greenville County, in Book 152, Page 590

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 premises before mentioned unto the said Julia B. Charles, as trustee aforesaid, her successors heirs and assigns forever

AND myself my do hereby bind myself my heirs, executors and administrators to warrant and forever defend all and singular the said premises unto the said Julia B. Charles as trustee aforesaid, her successors heirs and assigns, against me and my heirs, and every other person whomsoever lawfully claiming, or to claim, the same, or any part thereof.

WITNESS my hand and seal, this 25th day of February in the year of our Lord one thousand nine hundred and thirty three and in the one hundred and fifty 3 year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of:

Anna M. Beatty
James S. Beatty

Willie M. Alberson (SEAL)

S. C. Stamps Cancelled, \$ No Stamps and _____ cents.

STATE OF SOUTH CAROLINA,

Greenville County.

PERSONALLY appeared before me James S. Beatty and made oath that he says the within named Willie M. Alberson sign, seal, and as her act and deed, deliver the within written Deed; for the uses and purposes herein mentioned, and that he, with Anna M. Beatty witnessed the execution thereof.

SWORN to before me, this 25th day of February A. D. 1933
Anna M. Beatty (L. S.)
Notary Public for S. C.

James S. Beatty

STATE OF SOUTH CAROLINA,

Greenville County.

RENUNCIATION OF DOWER

I, _____, a Notary Public _____ do hereby certify unto all whom it may concern, that Mrs. _____ the wife of the within named _____ did this day appear before me, and 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 or persons whomsoever, renounce, release, and forever relinquish unto the within named _____

heirs and assigns, all her interest and estate, and also all her right and claim of Dower of, in, or to all and singular the premises within mentioned and released.

GIVEN under my hand and seal, this _____ day of _____ Anno Domini 19 _____ (L. S.)
Notary Public for S. C.

Recorded March 28th 1933 at 3:50 o'clock P. M.