

TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA, }

Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That I, Anna M. Beatty,

in the State aforesaid in consideration of the sum of ten Dollars,

to me paid by D. R. Cain, as Trustee

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 D. R. Cain, as Trustee all that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina,

near the corporate limits of the City of Greenville, in the Section known as Sans Souci, being known and designated as part of Lot No. 7 of the property of B. E. Geer, as shown on a plat recorded in the R. M. C. Office for Greenville County in Plat Book "C", at page 133, and having the following metes and bounds:

Beginning at an iron pin at the point of intersection of the west side of Pine Street with the north side of Arlington Avenue and running thence with the west side of Pine Street N. 5-50 W. 150 feet to a point; thence S. 83-55 W. 60 feet to a point; thence S. 5-50 E. 150 feet to a point on the north side of Arlington Avenue; and thence with the north side of Arlington Avenue (otherwise known as Blue Ridge Drive) N. 83-55 E. 60 feet to the point of beginning.

Upon the following trusts: 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 his 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 Mechanics Building and Loan Association for \$3,800, dated October 5, 1929, recorded in Book 206, page 138, and state and county taxes; the balance, if any, after discharging all liens according to their priority to be retained by the grantee as compensation for his services in carrying out this trust. The trustee shall have power and authority to execute notes in renewal or in lieu of said indebtedness, and to secure same by mortgages over the premises; also to make improvements to the premises, if necessary in his discretion, and to give notes secured by mortgages over the premises junior to the above indebtedness or renewals or substitutions thereof. The purchaser or mortgagee shall not be bound to see to the application of the proceeds of

The above described land is the same conveyed to me by on the day of 19, deed recorded in office of Register of Meane Conveyance for Greenville County, in Book Page

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 heirs and assigns forever

AND do hereby bind heirs, executors and administrators to v. ant and forever defend all and singular the said premises unto the said heirs and assigns, against and heirs, and every other person whatsoever lawfully claiming, or to claim, the same, or any part thereof.

WITNESS hand and seal, this day of in the year of our Lord one thousand nine hundred and and in the one hundred and fifty year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of:

(SEAL) (SEAL)

S. C. Stamps Cancelled, \$ and cents.

STATE OF SOUTH CAROLINA, }

Greenville County.

PERSONALLY appeared before me and made oath that he saw the within named sign, seal, and as act and deed, deliver the within written Deed; for the uses and purposes herein mentioned, and that he, with witnessed the execution thereof.

SWORN to before me, this day of A. D. 19 (L. S.) Notary Public for S. C.

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 19 at o'clock M