

# State of South Carolina

Greenville County

JAN 24 11 11 AM 1956  
LIE FARNSWORTH  
R.M.C.



544 PAGE 19



Know all Men by these presents, That I, J. H. Mauldin

in the State aforesaid, in consideration of the sum of

Two Thousand, Four Hundred Ninety and No/100 - - - - (\$2,490.00) -Dollars and the assumption of mortgage as set out below. to me paid by J. T. Collins, as 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 released, and by these presents do grant, bargain, sell and release unto the said J. T. Collins, as Trustee for J. T. Collins and W. M. Batson, Jr., his successors and assigns forever:

All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, and in Paris Mountain Township, being known and designated as Lot No. 5 of a Sub-division known as Mauldin Meadows as shown on plat thereof made by C. C. Jones and Associates, November 2, 1955, and recorded in the R.M.C. Office for Greenville County in Plat Book EE, at Page 151 (a prior plat of a portion of said property is recorded in the R. M. C. Office for Greenville County in Plat Book FF, at Page 343), and having, according to said plats, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeast side of Mauldin Circle at the corner of Lot No. 4, which plat is 320 feet northeast of the intersection of Mauldin Circle with North Parker Road, and running thence along the southeast side of Mauldin Circle, N. 26-15 E. 80 feet to an iron pin at the corner of Lot No. 6; thence along the line of Lot No. 6, S. 63-45 E. 135 feet to an iron pin at the rear corner of said lots near a lake; thence S. 26-15 W. 80 feet to an iron pin at the rear corner of Lot No. 4; thence along the line of Lot No. 4, N. 63-45 W. 135 feet to the beginning corner.

The above described lot is shown on the Township Tax Maps at Sheet D6, Block 3, Lot 15, and is made subject to a recorded right-of-way for the installation and maintenance of public utilities, and to the restrictions and protective covenants as recorded in the R. M. C. Office for Greenville County in Deed Vol. 538, at Page 353.

The above described lot is conveyed subject to a certain note and mortgage in the original sum of \$13,300.00 executed by J. H. Mauldin to First Federal Savings and Loan Association of Greenville, S. C. on July 15, 1955 and recorded in the R. M. C. Office for Greenville County in Mortgage Book 645, at Page 269, on which there is a balance due as of this date of \$6,010.00.

Upon the following trust, nevertheless: 1. To hold the legal title to said lot and to manage and control same; to sell and convey said property at private or public sale for such price and upon such terms as the Trustee shall deem advisable; to pay all expenses in connection with the Trust and pay over net profits to J. T. Collins and W. M. Batson, Jr. 2. Said Trustee shall have full power and authority to borrow money, to execute any notes and mortgages for loans or renewals thereof. 3. No purchaser or other person dealing with the Trustee shall be required to see to the proper application of the proceeds of any sale or mortgage of said property. 4. In the event of the death or resignation of said Trustee, his successor shall be named by W. M. Batson, Jr., and such successor shall have the same rights, power and authority as here provided with reference to the above described property.

Witness:  
B. J. Batson  
W. M. Batson, Jr.

D6-3-18