

State of South Carolina, AUG 4 4 11 PM '56
Greenville County

BOOK 603 PAGE 241

Know all Men by these presents, That I, D. U. Mauldin of Greenville County

in the State aforesaid, in consideration of the sum of

One and no/100.....(\$1.00).....Dollars
and assumption of mortgage as set out below
to me paid by D. U. Mauldin, as trustee for Sarah Thackston Mauldin

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. U. Mauldin, as trustee for Sarah Thackston Mauldin, 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, on Greenville Township, near the Corporate limits of the City of Greenville, in Tax District 235, being known and designated as Lot No. 216, of a subdivision of the Village of Mills Mill as shown on a plat thereof made by Piedmont Engineering Service of Greenville, S. C., in June of 1954, and recorded in the R. M. C. Office for Greenville County in Plat Book GG, at Pages 60 and 61, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Western side of Mission Street at the joint front corner of Lots Nos. 217 and 216 and running thence S. 53-43 W. 82 feet to an iron pin at the joint rear corner of Lots 216 and 217; thence with the joint line of Lots Nos. 215 and 216, S. 34-46 E. 71.5 feet to an iron pin on the Northern side of Park Street, the joint front corner of Lots Nos. 215 and 216; thence with the Western side of Park Street, N. 58-14 E. 84 feet to an iron pin at the intersection of Park Street and Mission Street; thence with the Western side of Mission Street, N. 36-17 W. 78 feet to the point of beginning; being the same property conveyed to me by E. M. Ledford by his deed dated November 2, 1956 and recorded in the R. M. C. Office for Greenville County in Deed Volume 564 at Page 483.

As a part of the consideration for this conveyance, the grantee expressly assumes and agrees to pay the balance due on that certain note and mortgage, in the original sum of \$4,250.00 executed by the grantor to the First Federal Savings and Loan Association of Greenville and recorded in the R. M. C. Office for Greenville County in Mortgage Book 610 at Page 254, the balance due thereon being the sum of \$3,392.55 as of this date.

IN TRUST, NEVERTHELESS, for the sole and separate use of D. U. Mauldin's daughter, Sarah Thackston Mauldin, the trustee, D. U. Mauldin, is authorized and directed to hold legal title to said property, to collect the rents and profits, pay taxes, fire insurance premiums, and all other expenses, and to do all other acts necessary and proper to manage the within property, and to pay the proceeds derived from said property (after deducting all necessary expenses) unto Sarah Thackston Mauldin. The trustee is further given full power to sell, mortgage, encumber in any manner, or lease said property, giving any purchaser a fee simple, general warranty deed thereto, and to re-invest the proceeds therefrom for the sole and separate use of Sarah Thackston Mauldin. No purchaser or mortgagee shall be responsible for the proper application of the proceeds of any sale or mortgage. This trust is to remain active until Sarah Thackston Mauldin reaches the age of twenty-one years, which will be during the year 1961, at which time this trust is to terminate and this property (or any other property or security that the trustee may then hold) is to automatically, without the necessity of a future deed, vest in Sarah Thackston Mauldin, her heirs and assigns forever.

106-5-11