

State of South Carolina,

Greenville County

OLLIE FARNSWORTH
R. M. C.

VOL 920 PAGE 243

For True Consideration See Affidavit
Book 33 Page 80

Know all Men by these presents, That I, Vivian B. Chapman

in the State aforesaid, in consideration of the sum of

Ten and no/100 (\$10.00) Dollars
and other valuable considerations

to me paid by Rose Moore Schroder, 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 Rose Moore Schroder, as Trustee, her successors and assigns forever:

All that certain piece, parcel or tract of land situate, lying and being on the Eastern side of U. S. Highway No. 29 near the City of Greenville, in Greenville County, South Carolina, and having the following metes and bounds according to plat entitled "Property of Chanticleer Real Estate Co." dated June 10, 1971, by Campbell & Clarkson Surveyors, Inc.

BEGINNING at an iron pin on the Eastern right-of-way line of U. S. Highway No. 29 at the corner of property now or formerly owned by Turbeville, which iron pin is located 75 feet South of the intersection of U. S. Highway No. 29 and Sequoia Drive; thence running with the line of Turbeville property S. 67-51 E. 142.9 feet to an iron pin in the line of property now or formerly owned by Phibbs; thence with the line of Phibbs property S. 14-51 W. 74 feet, more or less, to a point in the center of a branch; thence with the branch as the line, the following courses and distances: S. 39-07 E. 16.5 feet; thence continuing with the branch as the line S. 87-30 E. 50 feet; thence continuing with the branch as the line S. 56-33 E. 65.5 feet to a point in the line of property now or formerly owned by Davis; thence leaving the branch and running with the line of Davis property S. 16-28 W. 34 feet to an iron pin; thence continuing with Davis property S. 78-07 E. 70 feet to an iron pin; thence continuing with Davis property N. 17-34 E. 135 feet to an iron pin at the corner of property now or formerly owned by Kelly; thence with the line of Kelly property S. 70-34 E. 65 feet to an iron pin at the corner of property now or formerly owned by Eskew; thence with the line of Eskew property S. 19-26 W. 130 feet to an iron pin at the corner of property now or formerly owned by Finley; thence with the line of Finley property N. 85-26 W. 354.8 feet to an iron pin on the Eastern right-of-way line of U. S. Highway No. 29; thence with said right-of-way line N. 1-33 E. 210.9 feet to an iron pin at the point of beginning.

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 Rose Moore Schroder, as Trustee, her successors and assigns forever, in trust, nevertheless, for the following uses and purposes:

To hold the legal title to the above described property for the use and benefit of the grantee's four children, Rose Moore Schroder, Frederick Eugene Schroder, Jr., William Moore Schroder, and Harriet Choice Schroder, and to control and manage the same until the youngest of said children shall attain the age of thirty (30) years; to pay the taxes or other assessments charged against said property; to improve said property, in her discretion, so as to render it suitable for rental, sale, or development, and to repair and maintain the same; to borrow money, if she deems it necessary or advisable, in order to improve, repair, or otherwise maintain said property and to secure any loan by a mortgage

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