

9 05 PM '72
OLLIE FARNSWORTH
R. M. C.

KNOW ALL MEN BY THESE PRESENTS, that James Theodore

in consideration of Six Thousand and no/100----- Dollars,
and love and affection-----

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto James Theodore, as Trustee for Melvin Gerald Walker and Helen Dawn Theodore Walker, his successors and assigns, forever:

All that lot of land on the eastern side of Essex Court, in the City of Greenville, Greenville County, South Carolina, being shown as Lot 34 on plat of Essex Court recorded in the RMC Office for Greenville County in Plat Book W at page 31.

Derivation: Deed Book 756 at page 239.

This property is conveyed subject to easements of record and on the ground, restrictions, and zoning ordinances affecting said property.

IN TRUST, NEVERTHELESS, for the following uses and purposes:

1. To hold, manage and control said property until the said Helen Dawn Theodore Walker attains the age of 21 years.
2. With full power to collect all rents and income arising from said property and after payment of insurance, taxes, and repairs, to pay over the net balance to Helen Dawn Theodore Walker and Melvin Gerald Walker, or to use the same for the benefit of the said beneficiaries.
3. With full power to mortgage, sell and convey said property in the absolute discretion of the Trustee and with no obligation upon the part of the purchaser to see to the application of the proceeds of sale.
4. Upon Helen Dawn Theodore Walker's attaining the age of 21 years, the title to said property shall vest in Melvin Gerald Walker and Helen Dawn Theodore Walker in fee simple freed and discharged of all trusts.



Greenville County
Stamps
Paid \$ 6.60
Act No. 274.4 - 1

together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining; to have and to hold all and singular the premises before mentioned unto the grantee(s), and the grantee(s)' heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor(s)' heirs or successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee(s)' heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor's hand(s) and seal(s) this 26 day of June 1972

SIGNED, sealed and delivered in the presence of:
James Theodore (SEAL)
James Theodore
John G. Chesor (SEAL)
John G. Chesor
Bessie J. Thelton (SEAL)
Bessie J. Thelton

STATE OF SOUTH CAROLINA } PROBATE
COUNTY OF Greenville }
Personally appeared the undersigned witness and made oath that (s)he saw the within named grantor(s) sign, seal and as the grantor's(s)' act and deed deliver the within written deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.
SWORN to before me this 26 day of June 1972
John G. Chesor (SEAL)
Notary Public for South Carolina.
8-4-79.
My Commission Expires

STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER
COUNTY OF Greenville }
I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named grantor(s) respectively, did this day appear before me, and each, 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 whomsoever, renounce, release and forever relinquish unto the grantee(s) and the grantee(s)' heirs or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.
GIVEN under my hand and seal this 26 day of June 1972
John G. Chesor (SEAL)
Notary Public for South Carolina.
Commission expires 8-4-79.
Betty J. Theodore
274.4
P. M., No. 35429
RECORDED this 27th day of June 1972 at 4:05 P. M., No. 35429

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-519-274.4-1