

FILED
GREENVILLE CO. S. C.

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HORTON, DRAWDY, MARCHBANKS, ASHMORE, CHAPMAN & BROWN, P.A. 307 PETTIGRU STREET, GREENVILLE, S.C. 29603

Dec 23 12:33 PM '76
DONNIE S. TANKERSLEY
R.H.C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

39 1375

KNOW ALL MEN BY THESE PRESENTS, that I, Amy Moore Charles,

in consideration of Ten (\$10.00) Dollars, Love and Affection for my daughter and grandchildren,
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto Jane Charles Hansley, as Trustee for Amy Charles Baird, Elizabeth H. Brown, Jack Charles, John Robert Charles, Jane Charles Hansley and John Franklin Hansley, under Trust Indenture dated December 23, 1976, her heirs and assigns or successors forever:

An undivided one-third (1/3) interest in and to the following described property:

ALL that certain piece, parcel or tract of land, containing 42.80 acres, more or less, with all improvements thereon, situate, lying and being in Grove Township, Greenville County, State of South Carolina, and lying on the East side of U.S. Highway No. 25 (Augusta Road) near the community of Moonville, and being known and designated as Tract No. 5 on plat of property of Hattie J. Charles Estate made by W. J. Riddle, Surveyor, on the 13th day of January, 1943 and recorded in the Greenville County RMC Office in Plat Book K at Page 145, and being the same property conveyed to Amy Moore Charles by deed of Thomas M. Charles dated February 10, 1943, and recorded in the Greenville County RMC Office in Deed Book 251 at Page 88; reference to said plat and deed being herewith made for a more particular description of the property conveyed herein.

This conveyance is made subject to all easements, conditions, covenants, restrictions and rights-of-way which are a matter of record and/or actually existing on the ground affecting the above-described property.

The Grantees assume and agree to pay Greenville County property taxes for the year 1976 and all subsequent years. - 110 - 602.2 - 1-17

TO HAVE AND TO HOLD all and singular the premises before mentioned unto the said Jane Charles Hansley, as Trustee for Amy Charles Baird, Elizabeth H. Brown, Jack Charles, John Robert Charles, Jane Charles Hansley and John Franklin Hansley, under Trust Indenture dated December 23, 1976, her successors and assigns, forever. In Trust, however, for the following uses and purposes:

Said Trustee is to hold, manage, and dispose of the property herein conveyed in accordance with the powers and duties as set forth in said Trust Agreement, including inter alia, the power to borrow money in her name upon such terms and conditions as she may deem advisable; and to mortgage all or any part of said property herein conveyed as security for the repayment thereof, without any obligation upon the lender to see to the use of such proceeds of such loans; and to repay all such borrowed money from income or principal, as in her judgment may be to the best interest of the Trust Estate; to sell and resell all or any part of the land herein conveyed in such manner and upon such terms as she may deem advisable, and to execute and give proper deed therefor, and without any obligations upon the purchaser or purchasers to see to the application of the purchase price; to make, execute and deliver leases on all or any part of the property herein conveyed on such terms and conditions as she may deem advisable, regardless of whether or not such leases may extend beyond the actual duration of the Trust. And I do hereby bind myself and my heirs, executors and administrators to warrant to forever defend all and singular the said premises unto the said Jane Charles Hansley, as Trustee for Amy Charles Baird, Elizabeth H. Brown, Jack Charles, John Robert Charles, Jane Charles Hansley and John Franklin Hansley under Trust Indenture dated December 23, 1976, her successors and assigns, against me and my heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Address of Grantee(s)

Mrs. Jane Charles Hansley
Route 6, Golf Course Road
Piedmont, South Carolina

GREENVILLE COUNTY

SOUTH CAROLINA COUNTY DOCUMENTARY TAX		DOCUMENTARY TAX STAMP	
19.80	36.00	36.00	
NOV 23 1976		FEB 11 1977	

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