

THE STATE OF SOUTH CAROLINA,

COUNTY OF GREENVILLE.

KNOW ALL MEN BY THESE PRESENTS, That I, Nettie James of Greenville County

in the State aforesaid,
in consideration of the sum of
Five (\$5.00) DOLLARS,
and other valuable considerations

to me in hand paid
at and before the sealing of these presents by George D. James, Sr.,

(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
George D. James, Sr., his successors and assigns the remainder, after reserving to myself a life estate therein, in and to all that certain lot of land in the City of Greenville in the County of Greenville, State of South Carolina. Beginning on south side of Leach Street at corner of lots 36 and 37, running thence with Leach Street S. 18 W. 46 feet; thence S. 77 E. 125 feet; thence N. 18 E. 46 feet; thence N. 77 W. 125 feet to the beginning corner, and being a part of lot No. 37 and a three (3) foot strip in width and 125 feet in depth cut from lot No. 38. Plat recorded in Deed Book VII, page 695, R.M.C. Office for Greenville County, and being the same lot conveyed to me by H.K. Townes by deed dated February 3rd, 1916, and recorded in Volume 33, page 339, R.M.C. Office for Greenville County. This deed is made subject to mortgage of Seven hundred (\$700.00) Dollars to H.K. Townes, recorded in Volume 52, page 99, R.M.C. Office for Greenville County, and any other existing liens against said land.

in trust, nevertheless, to hold the title thereto for the use and benefit of my children
Viz: Georgia Marion James, Jenneta James, Dolly Thelma James and George D. James, Jr., to collect, after my death, the rents and income therefrom, and keep the same in repair until the youngest shall become twenty-one years of age, then to sell and convey said premises and to divide the net proceeds among those said children living at that time, the share of any of said children, who shall die before the youngest shall become twenty-one years, to go to the survivors, in trust, in the meantime to convey said land with my written consent, if I am living, and after my death with the consent of two of said beneficiaries who are at the time sui juris and make a good fee simple title thereto, and to purchase and acquire other land or other kind of property with the net proceeds, to hold under the same trusts, with power of resale of any of said trust property, hereafter acquired, in trust also to mortgage said land and premises for the purpose of paying any existing liens by way of mortgage, or tax liens and to improve or repair or alter said premises.
Said Trustee shall be limited in his said authority to borrow money on said land, only by the consent of myself while living, and after my death by the written consent of two of the beneficiaries, of said Trust.
In the event said Trustee shall borrow, he is authorized to execute a note or bond signing the same as trustee for said beneficiaries, and to execute a mortgage in the same manner, and said mortgage shall thereupon bind the whole title in fee simple and it shall not be necessary for the lender of money to see to the application of the proceeds of the loan.

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 said premises before mentioned, unto the said

George D. James, Sr., his successors and assigns

AND I do hereby bind
myself and my
heirs, executors and administrators, to warrant and forever defend, all and singular, the said premises unto the said
George D. James, Sr., as Trustee, his successors

and assigns, against
myself and
my heirs, and against every person whomsoever lawfully claiming or to claim the same, or any part thereof.

WITNESS my hand and seal, this 23 day of July
in the year of our Lord one thousand nine hundred and twenty-four and in the one hundred
forty-eighth year of the Sovereignty and Independence of the United States of America.

Signed, sealed and delivered in the presence of
H.K. Townes Nettie James (L. S.)
A.P. DuBose (L. S.)
(L. S.)
(L. S.)

U. S. Stamps Cancelled, \$ 1 and _____ Cents.
S. C. Stamps Cancelled, \$ 1 and _____ Cents.

STATE OF SOUTH CAROLINA,
County of Greenville.

PERSONALLY appeared before me, A.P. DuBose
and made oath that he saw the within named Nettie James

sign, seal, and as her act and deed, deliver the within written Deed; and that he, with
H.K. Townes witnessed the execution thereof

SWORN to before me, this 23rd
day of July A. D. 1924
H.K. Townes (L. S.)
Notary Public for S. C.

STATE OF SOUTH CAROLINA,
County of Greenville.

RENUNCIATION OF DOWER

I, _____, do hereby certify
unto all whom it may concern, that Mrs. _____

wife of the within named _____
did this day appear before me, and, upon being privately and separately examined by me, did declare that she does freely, voluntarily and without any compul-
sion, dread or fear of any person or persons whomsoever, renounce, release and forever relinquish unto the within named _____

Heirs and Assigns, all her interest and estate, and also all her right and claim of Dower of, in or to all and singular the Premises within mentioned and released.

GIVEN under my hand and seal, this _____
day of _____ A. D. 1924

(L. S.)
Notary Public for S. C.
Recorded July 30th 1924

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