

TITLE TO REAL ESTATE

The State of South Carolina,
COUNTY OF GREENVILLE.

Whereas, it is necessary to borrow the sum of \$2600.00 with which to pay the mortgage debt on the property herein described and my husband, Vardry McBee, has agreed to pay said indebtedness on condition that after the mortgage debt is paid in full the property be conveyed to him,

KNOW ALL MEN BY THESE PRESENTS, That I, Lula R. McBee, of the City of Greenville, County of Greenville.

in consideration of the sum of \$10.00 and premises in the State aforesaid.

to me paid by Oscar Hodges, Jr., as Trustee for Vardry McBee,

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 Oscar Hodges, Jr., as Trustee for Vardry McBee, his successors in office and assigns.

All that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, on the East side of Lavinia Avenue, in the City of Greenville, being shown as Lot No. 27 on plat of Rowley Place recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book C at page 5, and described as follows:

Beginning at a stake on the East side of Lavinia Avenue, 55 feet South from East Avenue, at corner of Lot No. 28, and running thence with the line of said lot, N. 76-30 E. 155 feet to a stake on an alley; thence with the Western side of said alley, S. 21-45 E. 55 feet to a stake, corner of Lot No. 26; thence with the line of said lot, S. 76-30 W. 155 feet to a stake on Lavinia Avenue; thence with the Eastern side of Lavinia Avenue, N. 21-45 W, 55 feet to the beginning corner.

In trust, nevertheless, for the following uses and purposes:

(1) To borrow such money as may be necessary to pay the mortgage debt and taxes now due on said property and to secure said loan by a mortgage covering said property (the payment of which is further secured by the assignment of rents due Vardry McBee from the Virginia Hotel Property), with authority to the Trustee to execute such other mortgages as may be necessary to refinance or pay said mortgage debt, or to make necessary repairs and improvements.

(2) To hold, manage and control said property until all mortgage indebtedness is paid in full, paying taxes, insurance premiums, repairs and the amortized mortgage payments, and if the said Vardry McBee and Lula R. McBee should cease to occupy the property as a home, to collect rents therefrom, and after, but not before, all mortgage indebtedness against said property is paid in full, to convey said property, free of all trusts, and pay any money on hand collected therefrom, to Vardry McBee, his heirs and assigns.