

TITLE TO REAL ESTATE

Keys Printing Co., Greenville, S. C.

STATE OF SOUTH CAROLINA,
Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That I, H. H. Kerns

in the State aforesaid
in consideration of the sum of One (\$1.00) Dollars

to me paid by H. H. Kerns, 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 H. H. Kerns, as Trustee
all that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina.

near Welcome School, known as Tract No. 3 on plat of property of Julia D. Charles made by R. E. Dalton, Engineer, January 1922, and having the following metes and bounds according to said plat;
Beginning at a stake on Welcome Road, corner of Tract No. 2, and running thence with line of Tract No. 2 S. 20 W. 1533 feet to stake; thence S. 58-53 W. 698.4 feet to post oak stump; corner of R. J. Rowley; thence with Rowley line N. 28-50 E. 702.5 feet; thence still with Rowley line N. 22-20 E. 1185 feet to stone on Welcome Road; and thence with Welcome Road N. 74-55 E. 343.7 feet to beginning corner, containing 12.27 acres, more or less.

The above described tract of land is a portion of the same conveyed to Julia D. Charles by S. E. Hendricks by deed dated January 2, 1923, and recorded in R. M. C. Office for Greenville County in Book 78, page 451, and is one of the tracts conveyed by Julia D. Charles to Cherry Investment Company by deed dated April 1st, 1932, and recorded in Book 144, page 50.

In Trust as follows:

To allow the joint occupancy of the Grantor, H. H. Kerns and his wife, Zona Kerns during their natural lives. To pay the taxes and to keep the buildings in repair - to sell and convey unto a purchaser at his discretion either at private or public sale and to make a good fee simple title thereto, if said H. H. Kerns shall deem it best to sell. Provided at the death of either H. H. Kerns or his wife Zona Kerns then said trust shall cease and determine, and the full estate in said land shall then vest in the survivor his or her heirs and assigns, freed from all trusts.

The above described land is the same conveyed to me by Cherry Investment Company
on the 21st day of April 1944, deed recorded in office of Register of Mesne Conveyance for Greenville County, in Book 263 Page 63

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 H. H. Kerns as Trustee, his successors
for the uses and purposes herein above stated
AND I do hereby bind myself, my heirs, executors and administrators to warrant and forever defend all and singular the said premises unto the said H. H. Kerns, as Trustee aforesaid his successors
against me and my heirs, and every other person whomsoever lawfully claiming, or to claim the same, or any part thereof.

WITNESS my hand and seal, this 4th day of August in the year of our Lord one thousand nine hundred and forty-four.

Signed, sealed and Delivered in the Presence of H. H. Kerns. (SEAL)
H. K. Townes (SEAL)
Mollie F. Wood (SEAL)

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

No Stamps.

STATE OF SOUTH CAROLINA,
Greenville County.

PROBATE

PERSONALLY appeared before me Mollie F. Wood

and made oath that she saw the within named H. H. Kerns
sign, seal, and as his act and deed, deliver the within written Deed; for the uses and purposes herein mentioned, and that she
with H. K. Townes witnessed the execution thereof.

SWORN to before me, this 4th
day of August 1944
H. K. Townes (L. S.)
Notary Public, S. C.

Mollie F. Wood

STATE OF SOUTH CAROLINA
Greenville County.

RENUNCIATION OF DOWER.

I, X, a Notary Public, do hereby certify unto all whom it may concern, that Mrs. Zona Kerns
the wife of the within named H. H. Kerns
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 compulsion, dread or fear of any person or persons whomsoever, renounce, release, and forever relinquish unto the within named
H. H. Kerns, as Trustee, his successors,
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 X
day of August Anno Domini, 1944
X (L. S.)
Notary Public, S. C.

Recorded December 30th 1944 at 11:20 o'clock A. M. BY: E.G.