

STATE OF SOUTH CAROLINA,  
COUNTY OF GREENVILLE.

KNOW ALL MEN BY THESE PRESENTS, That We, Walter J. Sanders, H. H. Sanders and Charles W. Sanders, Jr., as Trustees duly appointed by a family agreement entered into by and between the members of the family of Charles W. Sanders; and as Trustees appointed by the Decree of the Court of Common Pleas for Greenville County, South Carolina, made and entered in the cause wherein Ida L. Sanders, et al. were Plaintiffs against Irene E. Sanders, et al., Defendants; and Ida L. Sanders, in her own right and as Trustee under the Last Will and Testament of C. W. Sanders; and Walter J. Sanders, as Trustee under said Last Will and Testament of C. W. Sanders, in the State aforesaid, for and in consideration of the sum of Six Thousand (\$6,000.00) Dollars to us in hand paid at and before the sealing of these presents by Maude E. Sanders, 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 Maude E. Sanders:

"All that piece, parcel or lot of land in Greenville County, State of South Carolina, Ward One of the City of Greenville, and having the following metes and bounds, to-wit: Beginning at an iron pin on an unnamed Street 56 feet from the joint corner of Parker and said unnamed street and running thence N. 19.30 E. 178 feet to an iron pin; thence N. 86.15 W. 175 feet to an iron pin on another unnamed street; thence along said street S. 19.30 W. 178 feet to an iron pin on first above designated street; thence along said street S. 86.15 E. 42 feet to an iron pin, corner of lot No. 4; thence N. 19.30 E. 106 feet to an iron pin; thence S. 86.15 E. 47 feet to an iron pin; thence S. 19.30 W. 106 feet to an iron pin on first above mentioned unnamed street; thence along said street S. 86.15 E. 86 feet to the beginning corner, and being all of lots 3, 5, and 6; and a part of lots 2, 7, 8 and 9 as shown on plat of property of Eva B. Irwin, recorded in R. M. C. Office for Greenville County in Plat Book "A" page 500-501 and being the same property conveyed to us by deed recorded Vol. 54, page 48."

"ALSO, All that other piece, parcel and lot of land situate, lying and being in Ward One, of the City of Greenville, County and State aforesaid, fronting on a 20-foot street or alley, not named. Beginning at an iron pin South-west corner of Lot No. 5, 42 feet from the intersection of two streets or alleys and running thence with street S. 86.15 E. 47 feet to corner of lot #3; thence N. 12.30 E. 106 feet to iron pin on line of lot #6; thence N. 86.15 W. 47 feet to corner of lot #5; thence S. 12.30 W. 106 feet to the beginning corner and being lot No. 4 of a subdivision of land represented by plat recorded in Plat Book A, page 500 and 501, R. M. C. Office, Greenville County; being the premises conveyed by George Green and Mary Green to C. W. Sanders by deed recorded in said office of R. M. C. in Book 77 at page 223."

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 mentioned unto the said Maude E. Sanders, her Heirs and Assigns forever.

The grantors Ida L. Sanders, in her own right and as Trustee under the Will of Charles W. Sanders, and Walter J. Sanders as Trustee under said Will join in the execution of this deed with the Trustees now vested with the legal title to the aforesaid premises by the terms of the Decree of the Court of Common Pleas for Greenville County, hereinabove referred to and also by the terms of the family agreement likewise hereinabove referred to, in order to vest in the grantee herein the entire title, in fee simple, to the premises above described.

And we do hereby bind ourselves, our successors, Heirs, Executors and Administrators, to warrant and forever defend all and singular the said premises unto the said Maude E. Sanders, her heirs and assigns against us and our successors, heirs and all other persons whomsoever lawfully claiming, or to claim the same or any part thereof.

Witness our hands and seals this 31 day of May in the year of our Lord one thousand nine hundred and forty-five, and in the one hundred and sixty-ninth year of Sovereignty and independence of the United States of America.

Signed, sealed and delivered  
in the presence of:

Elizabeth B. Sanders  
Grey B. Sanders

As to Ida L. Sanders, in her own  
right and as Trustee, etc.

M. W. Copeland  
J. R. McLeod

As to Walter J. Sanders, as Trustee  
under the Will of Charles W. Sanders  
and as to Walter J. Sanders as Trustee  
under the Decree of the Court, etc.

M. W. Copeland  
J. R. McLeod  
As to C.W. Sanders, as Trustee under  
the Decree of the Court, etc.

Ida L. Sanders (L. S.)

Ida L. Sanders, in her own right and as Trustee  
under the Will of Charles W. Sanders.

Walter J. Sanders (L. S.)

Walter J. Sanders, as Trustee under the Will of  
Charles W. Sanders.

Walter J. Sanders (L. S.)

Walter J. Sanders, as Trustee under the  
Decree of the Court of Common Pleas for  
Greenville County, S. C., and under the  
family agreement.

C. W. Sanders, Jr. (L. S.)

C. W. Sanders, Jr., as Trustee under the  
Decree of the Court of Common Pleas for Green-  
ville County, S. C., and under the family  
agreement.