

TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA, }
Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That I, PAUL C. NIX,

in the State aforesaid
in consideration of the sum of TWENTY-SEVEN HUNDRED AND TEN AND 50/100

DOLLARS,
and the assumption of the mortgage set out below
to me paid by L. E. PORTER, As Trustee for Joseph Marion Porter

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 L. E. Porter, as Trustee for Joseph Marion Porter, his successors in office, heirs and
assigns, forever, (Subject to the trust hereinbelow set forth.)

All that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina.

shown as Lots 5 and 6 on plat recorded in the R. M. C. Office for Greenville County, in Flat
Book "J" at pages 68 and 69, and when described together have the following metes and bounds,
to-wit:

BEGINNING at a point on the Western side of Grove Road, which point is 140 feet from the inter-
section of Grove Road and Kim Street, and running thence with the line of Lot No. 4, N. 63-58 W.
170 feet to an unnamed street; thence with said unnamed street S. 26-02 W. 50 feet to an iron
pin corner of Lot No. 7; thence with the line of Lot No. 7, S. 63-58 E. 170 feet to an iron pin
on Grove Road; thence with the Western side of Grove Road 26-02 E. 50 feet to the point of
beginning; said premises being the same conveyed to the grantor by Greer Lumber Company, Inc.,
by deed recorded in Book of Deeds 221 at page 305.

This conveyance is made subject to the following trusts:

1. In trust to hold, manage, and collect the rents and profits from said property and after paying the taxes, insurance premium, repairs and other incidental expenses, to pay over the net profits arising therefrom to Joseph Marion Porter.
2. With full power and authority in and to said trustee to mortgage, sell and convey said property in parcels, or as a whole, in the absolute discretion of said trustee, and after deducting the expenses of said sale, as well as any indebtedness which may be against said property, to pay over any balance remaining to Joseph Marion Porter.

As a part of the consideration for this deed, the grantee assumes and agrees to pay a
balance of \$2889.50 due on a mortgage executed by the grantor to First Federal Savings & Loan
Association, dated May 6, 1940, recorded in Book of Mortgages 290 at page 204.