

TITLE TO REAL ESTATE

KEYS PRINTING CO., GREENVILLE, S. C.

STATE OF SOUTH CAROLINA,
Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That I, Cleo K. Martin, as Trustee

in the State aforesaid

in consideration of the sum of Eighty Two Hundred and Fifty (\$8250.00)

DOLLARS,

less the assumed mortgage

to me paid by John N. Nance

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 John N. Nance

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

lying on both sides of a new road leading from the Fork Shoals Road to the Augusta Road and being the same tract of land conveyed to B. F. Martin as Trustee by B. S. Lewis by deed dated June 3, 1933, said deed recorded in book 274, page 107. The tract of land begins at an iron pin at corner of land now or formerly belonging to Mary B. Eskew and Walter Chandler and runs thence along Eskew's line N. 1 3/4 W. 24.95 to corner in road; thence N. 48 1/2 W. 12.57 along road to a stone; thence N. 5 3/4 W. 31.00 to iron pin/on Nell K. Hopkins' line; thence along line of Hopkins' land and W. J. Hedden S. 52 1/2 E. 42.50, crossing creek, to stone on Harrison Coker's land; thence along Coker's land S. 37 3/4 W. 28.60 to a white oak; thence S. 48-40 E. 3.86 to iron pin; thence S. 35-40 W. 24.62 to iron pin; thence S. 63 W. 19.70 to the beginning corner and bounded by lands now or formerly of Julia A. Stansell, Nell K. Hopkins and W. J. Hedden on the north, on the east by Harrison Coker and R. L. Alver-son and J. T. Boyce, on the south by J. T. Boyce and Walter Chandler, on the west by Mary B. Eskew, J. B. Putman and R. V. Clark.

This is the same tract of land which was conveyed to B. F. Martin, as Trustee, as contain- ing 216 acres. However by a new survey made by E. E. Gary, Surveyor, the acreage is shown as 272.86. It is likewise the same tract of land as was conveyed to James J. Martin and Mahala C. Martin by Jane Reese by deed dated Jan. 24, 1895, said deed being recorded in book ZZ, page 444. The said Mahala C. Martin died intestate owning an interest in the said tract of land and left as her sole heir at law her son, James J. Martin. Said land was conveyed to B. S. Lewis by Jas. J. Martin by deed dated Jan. 17, 1933 and recorded in book 115, page 546.

B. F. Martin, to whom the property was conveyed as Trustee by B. S. Lewis, died early in 1946 without having appointed a successor as Trustee. A proceeding was brought in which all of his heirs and the beneficiaries under the trust were made parties and an Order has been passed in that proceeding appointing the said Cleo K. Martin as Trustee with the same power and identical authority given to B. F. Martin under the original trust deed and under a trust agreement or declaration executed by him. This agreement or declaration was executed on June 3, 1933 and is recorded in book 170, page 220.

As a part of the consideration the grantee assumes the balance due on a mortgage given to Atlantic Joint Stock Land Bank of Raleigh, now held by Prudential Insurance Company, on which there is due \$2,078.77 as of Dec. 1, 1945. See Mortgage Books 178, page 43 and 266, page 173.