

TITLE TO REAL ESTATE

KEYS PRINTING CO., GREENVILLE, S. C.

STATE OF SOUTH CAROLINA,
Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That I, Leo V. Caplan, of Greenville,

in the State aforesaid

in consideration of the sum of One Dollar, and terms of trust herein

~~XXXXXX~~

to me paid by my mother Mrs. H. C. Caplan

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 Mrs. H. C. Caplan, as Trustee, her successors or assigns:

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

on the northwest side of Clemson Avenue, and being known and designated as Lot No. 9, of Block B, of the property of H. H. Willis and Alice M. Willis, as shown on plat made by W. J. Riddle, Surveyor, in November, 1939, and recorded in the R. M. C. Office for Greenville County in Plat Book J, at pages 150 and 151, and having the following metes and bounds, to-wit:

Beginning at an iron pin on the northwest side of Clemson Avenue at the corner of Lot No. 8, of Block B, and running thence along the line of said Clemson Avenue, S. 48-40 W. 100 feet to an iron pin at the corner of Lot No. 10, of Block B; thence along the line of said lot, N. 41-20 W. 376.4 feet to an iron pin; thence N. 64-15 E. 104.3 feet to an iron pin at the rear corner of Lot No. 8; thence along the line of said Lot No. 8, S. 41-20 E. 358.9 feet to the beginning corner.

The above lot is shown on the Township Block Book at Sheet No. 129, Block 2, Lot No. 10, and the grantee is to pay taxes for 1947.

The above described property is to be held in trust for the grantor herein with full and complete powers unto the trustee herein named to manage the aforesaid property, to collect the rents, make the payments on the mortgage to First Federal Savings and Loan Association of Greenville as required by the terms of said mortgage, to pay the taxes, fire insurance premiums, to keep and maintain the premises in good livable condition, and to pay the balance of the rents and profits arising therefrom, less costs and commissions, unto the grantor herein, or his heirs and assigns. The said trustee shall also have full and complete powers to sell and convey said property upon whatever terms and conditions as she may deem best, and to make and deliver therefore a good and sufficient deed, with the written consent of the grantor herein, and to pay over the proceeds of said sale to the grantor, less costs and commissions due on account of said sale.