

TITLE TO REAL ESTATE—Prepared by HINSON, TRAXLER & HAMER, Attorneys, Greenville, S. C.

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

Know All Men by These Presents:

That JOHN CHERKO in the State aforesaid, in consideration of the sum of ONE THOUSAND AND NO/100- - - - - DOLLARS, and assumption of mortgage described below: to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (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 WACO F. CHILDERS, JR., AS TRUSTEE, his heirs and assigns:

All that piece, parcel or lot of land, situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 24, Pleasant Valley Subdivision, as per plat thereof recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book "P", page 92, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northern side of Pleasant Ridge Avenue at joint front corner of Lots 23 and 24, said pin being 635 feet Southwest of iron pin in the Northwest corner of the intersection of Pleasant Ridge Avenue and Long Hill Street; thence N. 0-08 W. 160 feet to an iron pin at joint rear corner Lots 23 and 24; thence S. 89-52 W. 60 feet to an iron pin at joint rear corner Lots 24 and 25; thence S. 0-08 E. 160 feet to an iron pin at joint front corner of Lots 24 and 25 on the Northern side of Pleasant Ridge Avenue; thence along said Avenue, N. 89-52 E. 60 feet to an iron pin at joint front corner Lots 23 and 24, the point of beginning.

TO HAVE AND TO HOLD all and singular the said premises before mentioned unto the grantee hereinabove named, his successors and assigns, forever in trust nevertheless for Waco F. Childers, III, to hold the legal title; to lease and collect rents; to make improvements and necessary repairs; to mortgage; to sell the whole or any part thereof on such terms and conditions as he may see fit and to execute to the purchaser or purchasers thereof a good fee simple title thereto. The proceeds of such sale, after deduction of the costs thereof, to be applied for the benefit of the named beneficiary. The purchaser or purchasers shall not be required to see to the application of the proceeds of such sale or sales made by the Trustee.

As part of consideration, the grantee assumes mortgage to C. Douglas Wilson & Co. with balance of \$8,734.76; said mortgage recorded in Mortgages Volume 651, page 265. This is the same property described in deed recorded in Deeds Volume 534, page 106.

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 before mentioned unto the grantee hereinabove named, his successors and assigns, forever in trust nevertheless for Waco F. Childers, III, to hold the legal title; to lease and collect rents; to make improvements and necessary repairs; to mortgage; to sell the whole or any part thereof on such terms and conditions as he may see fit and to execute to the purchaser or purchasers thereof a good fee simple title thereto. The proceeds of such sale, after deduction of the costs thereof, to be applied for the benefit of the named beneficiary. The purchaser or purchasers shall not be required to see to the application of the proceeds of such sale or sales made by the Trustee.~~

And the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s) Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and the grantee's(s) Heirs and Assigns against the grantor(s) and the grantor's(s) Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the grantor's(s) hand and seal this 8th day of November in the year of our Lord One Thousand Nine Hundred and Fifty-Six.

Signed, Sealed and Delivered in the Presence of Juanita B. Cleland, Edward Ryan Hamer, John Cherko (Seal), and another (Seal). Includes three South Carolina Documentary stamps (10 DOLLAR).

State of South Carolina, Greenville County. Personally appeared before me Juanita B. Cleland and made oath that s he saw the within named grantor(s) John Cherko sign, seal and as his act and deed deliver the within written deed, and that s he, with Edward Ryan Hamer witnessed the execution thereof. Sworn to before me this 8th day of November, A. D. 19 56. Edward Ryan Hamer (Seal) Notary Public for South Carolina. Juanita B. Cleland (Seal)

State of South Carolina, Greenville County. RENUNCIATION OF DOWER. I, Edward Ryan Hamer Notary Public, do hereby certify unto all whom it may concern, that Mrs. Elvira L. Cherko wife of the within named John Cherko 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 Waco F. Childers, Jr., as Trustee, his 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 8th day of November, A. D. 19 56. Edward Ryan Hamer (Seal) Notary Public for South Carolina. Elvira L. Cherko (Seal)

Cancelled documentary stamps attached: S. C. \$; U. S. \$; Recorded this 8th day of November 19 56 at 4:59 P. M. No. 28079. 222.3-11-19