

Grantee: 18 Round Road, Greenville, S. C. 29607

STATE OF SOUTH CAROLINA } PHOTOCOPIED NOT CERTIFIED
COUNTY OF GREENVILLE } M.C. SHERLEY

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KNOW ALL MEN BY THESE PRESENTS that ROSE M. SCHRODER, individually and as Trustee of Fred E. Schroder, Fred E. Schroder, Jr., Harriett Choice Schroder and Rose Schroder Murphy, their heirs, successors and assigns forever:

in consideration of One Dollar (\$1.00), Love and affection-----
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released and by these presents do grant, bargain, sell and release unto WILLIAM MOORE SCHRODER, his heirs and assigns forever:

ALL that piece, parcel or lot of land with the buildings and improvements thereon, situate on the southerly side of Augusta Road (U.S. Highway No. 25), in Gantt Township, Greenville County, State of South Carolina, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the south side of Augusta Road (U.S. Highway No. 25) located at the joint front corners of tracts Nos. 4 and 5, as shown on plat recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book T, Page 402, and running thence S. 45-00 W. along the said south side of Augusta Road, a distance of 125 feet to a point; running thence S. 44-52 E. a distance of 125 feet to a point; running thence N. 45-00 E. a distance of 125 feet to a point on the common line of the aforesaid tracts Nos. 4 and 5; and running thence N. 44-52 W. a distance of 125 feet to the point of beginning.

15 (155) 394-1-29.1

This is the same property conveyed to Rose M. Schroder, Trustee for William Moore Schroder, Harriet Choice Schroder, Rose Schroder Murphy and Fred E. Schroder, Jr. by deed of Crown Central Petroleum Corporation, dated January 6, 1978, and recorded in the R.M.C. Office for Greenville County, South Carolina contemporaneously herewith.

A portion of the property hereinabove described lies within the right of way of the County Road along the northeasterly side thereof and this conveyance is subject to such right as the public may have to the use of such portion for road purposes. This conveyance is further subject to all restrictions, setback lines, roadways, zoning ordinances, easements and rights-of-way, if any, affecting the above described property.

This trust capacity was verbally bestowed upon Rose M. Schroder by her husband, Fred E. Schroder, for the benefit of their children, the named beneficiaries thereof, during their minority. According to the terms of this verbal trust, (SEE BACK)

together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining, to have and to hold all and singular the premises before mentioned unto the grantee's, and the grantee's(s) heirs or successors and assigns, forever. And the grantor's, do hereby bind the grantor's and the grantor's(s) heirs or successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee's, and the grantee's(s) heirs or successors and against every person who may lawfully claim or to claim the same or any part thereof.

WITNESS the grantor's(s) hand(s) and seal(s) this 9th day of February, 19 83

SIGNED, sealed and delivered in the presence of

Kathryn D. Cunningham
W. B. L. Jr.

Witnesses as to Rose M. Schroder, Fred E. Schroder, Jr., Harriett Choice Schroder

Rose M. Schroder (SEAL)
Rose M. Schroder, ind. & Trustee of Fred E. Schroder
Fred E. Schroder, Jr. (SEAL)
Fred E. Schroder, Jr.
Harriett Choice Schroder (SEAL)
Harriett Choice Schroder
Rose Schroder Murphy (SEAL)
Rose Schroder Murphy

PROBATE See back for witnesses & probate-Rose Murphy

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

Personally appeared the undersigned a true and valid oath that she saw the within named grantor's sign, seal and as the grantor's(s) and deed, delivers the within written deed and that she, with the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this 9th day of February 19 83

Kathryn D. Cunningham (SEAL)
Notary Public for South Carolina

My commission expires 2/9/92

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville }

RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife/wives of the above named grantor's respectively, did this day appear before me, and each, 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 whomsoever, renounce, release and forever relinquish unto the grantee's and the grantee's(s) heirs or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all singular the premises within mentioned and released.

GIVEN under my hand and seal this 9th day of February 19 83

Kathryn D. Cunningham (SEAL)
Notary Public for South Carolina

My commission expires 2/9/92

Caroline W. Schroder
Caroline W. Schroder
Wife of Fred E. Schroder, Jr.

RECORDED this _____ day of _____ 19 _____ at _____ M. No. _____

0624

4325 RV 21