

THE STATE OF SOUTH CAROLINA,

COUNTY OF GREENVILLE.

KNOW ALL MEN BY THESE PRESENTS, That George D. James, Jr. of Greenville County,

in the State aforesaid,

in consideration of the sum of

Five (5) Dollars DOLLARS,

and other valuable considerations

to me in hand paid

at and before the sealing of these presents by George D. James, Sr. as Trustee

(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

George D. James, Sr. as Trustee, his successors, heirs and assigns, that certain lot of land in Greenville County, State of South Carolina, being same, labeled - described in a deed from Hester under to George D. James dated July 23rd 1924 and recorded in Book 10092 page 450 R.M.C. office for said Greenville County, having the following metes and bounds: Beginning on Northwest corner of Sterling and Malay Streets, thence with Malay Street S. 1/2 20' 21' 11 1/2 feet, thence N. 35-35 W. to a point on the East line of Lot No. 11, thence along line of Lot No. 11 N. 57 1/2' 109.2' met to Sterling Street, thence with Sterling Street S. 35-15 E. 56 feet to the beginning corner, and being part of Lot ten (10) Block B, Sterling Annex, a plat of which is recorded in plat Book C, page 81 Ward R.M.C. Office for Greenville County South Carolina.

In trust for the following uses and purposes: To have the legal title during his natural life for the benefit of said George D. James Sr. during his life and after his death then to be held by his successors as Trustee for the benefit of his son, George D. James, Jr. until he becomes twenty one (21) years old, then in that event his father having died said trust shall be discharged and said land shall be held by the said George D. James, Jr. free from all trust in fee simple. That while the said George D. James Sr. is living, he shall have the right and authority to sell said land or any part or the whole of the land and premises conveyed and described in this deed, either at public or private sale upon such terms as he shall consider best; said George D. James Sr. is authorized to borrow money on the whole or any part of said land and secure a mortgage for the money to the lender by mortgaging said land for the purpose of improving the building on said land or to pay any existing lien on said land, or when necessary for the maintenance and support of the said George D. James, Sr. or his son George D. James, Jr. It is provided however, that the purchase of said land or the lender of money on security of said land shall not be required to see to the application of the funds realized by the Trustee. The consideration of this deed is under one hundred (\$100.00) Dollars.

The above described land is... the same conveyed to me by... on the... day of... 192... deed recorded in office of Register

of Meane Conveyance for Greenville County, in Book... Page... 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 said George D. James, Sr. as Trustee

his successors, heirs, and assigns, forever.

In trust nevertheless for the uses and purposes aforesaid mentioned.

AND myself and my do hereby bind

heirs, executors and administrators, to warrant and forever defend, all and singular, the said premises unto the said George D. James, Sr. as Trustee

heirs and assigns, against myself and my heirs, and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS my hand and seal, this 3rd day of November in the year of our Lord one thousand nine hundred and twenty-five and in the one hundred fiftieth year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of H. K. Townes Geo. D. James, Sr. (L. S.)

E. D. Allen (L. S.)

U. S. Stamps Cancelled, \$... and... Cents.  
S. C. Stamps Cancelled, \$... and... Cents.

STATE OF SOUTH CAROLINA,  
County of Greenville.

PERSONALLY appeared before me E. D. Allen

and made oath that he saw the within named George D. James, Sr.

sign, seal, and as his act and deed, deliver the within written Deed; and that he, with H. K. Townes witnessed the execution thereof.

SWORN to before me, this 3rd day of November A. D. 1925.  
H. K. Townes (L. S.)  
Notary Public for S. C. E. D. Allen

STATE OF SOUTH CAROLINA,  
County of Greenville.

RENUNCIATION OF DOWER.

I, H. K. Townes a Notary Public for S. C. do hereby certify unto all whom it may concern, that Mrs. Nettie James

wife of the within named George D. James, Sr. 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 the within named

George D. James, Sr. as Trustee his successors 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 3rd day of November A. D. 1925.  
H. K. Townes (L. S.)  
Notary Public for S. C. Nettie James

Recorded Nov 21st at 9:46 AM 1925