

TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

WHEREAS, Hovey Lee Smith did make and execute to G. D. Altman, attorney, a deed dated April 5, 1937, recorded in the R. M. C. Office for Greenville County in Deed Book 199, page 317, conveying a tract of land in Saluda Township in said County, containing 88 acres, more or less, and known as the Saw Mill tract; and

WHEREAS, in order to correct certain errors in the description of said tract, W. C. Bramlett, Mary E. Poole, C. H. Bramlett, and Louie E. Bramlett, being all the heirs of E. S. Bramlett, deceased, did execute and deliver to said G. D. Altman, attorney, a quitclaim deed for said tract of land dated August 3, 1937, and recorded in said office in Deed Book 199, page 314; and

WHEREAS, neither of said deeds stated for whom said G. D. Altman was attorney and neither contained any terms of trust or agency; and

WHEREAS, it was intended by both of said deeds that said G. D. Altman, attorney, should take title to said lands, as attorney for Adrienne V. Scott and himself and for no other person whomsoever, subject to the following terms of trust:

"To hold the legal title, develop, sell, mortgage, trade, or otherwise dispose of said lands with full power to execute good and sufficient deeds, mortgages or other instruments affecting said lands and after paying all expenses of development and sale, to pay the proceeds to himself and said Adrienne V. Scott in accordance with an agreement between them, the purchaser or purchasers of said lands, or any part thereof, not to be bound to see to the application of the proceeds of sale or any part thereof; and

WHEREAS, said Louie E. Bramlett died intestate on or about the day of May, 1941, leaving as his sole heirs at law and distributees, his widow, Flora Bramlett, and one child, Louie E. Bramlett, Jr., and

WHEREAS, it is desired by all the living grantors in said original deeds and by the heirs of said Louie E. Bramlett to confirm the original intention to vest title in said lands in said G. D. Altman, attorney, subject to the terms of trust above set out:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, That we, Hovey Lee Smith, W. C. Bramlett, Mary E. Poole, C. H. Bramlett, Flora Bramlett, and Louie E. Bramlett, Jr., in the State aforesaid, in consideration of the sum of One Dollar (\$1.00) and the premises to us in hand paid by G. D. Altman, attorney, in the State aforesaid, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released unto the said G. D. Altman, attorney

"All that piece, parcel or tract of land in Saluda Township, Greenville County, State of South Carolina, on the waters of North Saluda River bounded by lands of William Turner, W. D. Southern, W. C. Pittman, et al., being known as the Saw Mill Tract, and containing 88 acres, more less, and having the following notes and bounds, to-wit:

"BEGINNING at corner on William Turner line and running thence S. 6 E. 22.90 chains to a black gum corner; thence S. 59 $\frac{1}{2}$ E. 24.00 chains to a stone corner; thence N. 20 $\frac{1}{2}$ E. 13.53 chains to a stone corner; thence S. 48 $\frac{1}{2}$ E. 3.68 chains to a rock pile; thence N. 14 E. 12.12 chains to a Sp. oak (down); thence N. 40 $\frac{1}{2}$ W. 13.25 chains to a dogwood corner rear road; thence N. 61 $\frac{1}{2}$ W. 9.37 chains to a stone corner on Wm. Turner land; thence with said Turner line S. 84.0 W. 16.80 chains, more or less, to the beginning corner, as more fully appears from plat of said tract of 88 acres made by Dalton & Neves, Engineers for G. D. Altman, attorney.

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 premises before mentioned unto the said G. D. Altman, attorney, his successors, heirs and assigns, forever, subject to the terms of trust, as fully set forth in the recitations of this deed.

IN WITNESS WHEREOF, we have hereunto set out hands and seals this the 10th. day of June, 1941.

R. F. Craigo)			
Clarence A. Cappell)	As to Hovey Lee Smith	Hovey Lee Smith	(IS)
Mrs. W. S. Cox)			
L. B. Jordan)	As to W. C. Bramlett	W. C. Bramlett	(IS)
Mrs. W. S. Cox)			
L. B. Jordan)	As to Mary E. Poole	Mary E. Poole	(IS)
J. V. Barnett)			
T. E. Boswell)	As to C. H. Bramlett	C. H. Bramlett	(IS)
Mrs. Francis Summey)			
T. E. Boswell)	As to Flora Bramlett	Flora Bramlett	(IS)
T. E. Boswell)			
Charles S. Bolt)	As to Louie E. Bramlett, Jr.	Louie E. Bramlett, Jr.	(IS)

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PERSONALLY appeared before me Clarence A. Cappell and made oath that he saw the within named Hovey Lee Smith sign, seal and as his act and deed, deliver the within written deed for the uses and purposes herein mentioned and that he with R. F. Craigo witnessed the execution thereof.

SWORN to before me this 10th.
day of June, 1941.
Hoke B. Black (IS)
N. P. for S. C.

Clarence A. Cappell