TITLE TO REAL ESTATE

Keys Printing Co., Greenville, S. C.

STATE OF SOUTH CAROLINA,
Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That I, W. L. Graydon, of Greenville County

in the State aforesaid

in consideration of the sum of Three Thousand, Five Hundred and No/100

DOLLARS,

to me paid by J. Monroe Dill, as Trustee for James T. Dill

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 J. Monroe Dill, as Trustee for James T. Dill, his successors and assigns forever:

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

All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, and in Greenville Township, and being known and designated as all of Lot No. 13 and a portion of Lot No. 12, of a subdivision known as East Highlands as shown on plat thereof recorded in the R. M. C. office for Greenville County in Plat Book C, at page 146, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin at the southwest corner of the intersection of Carolina avenue and Hart street, and running thence along the west side of Carolina avenue, S. 15-10 E. 95 feet to an iron pin at a point 20 feet south of the joint corner of Lots Nos. 12 and 13; thence along a line parallel with the joint line of Lots Nos. 12 and 13, and 20 feet distance therefrom, S. 74-30 W. 130 feet, more or less, to an iron pin in line of the right-of-way of the P. & N. Railway; thence along the right-of-way of said P. & N. railway, in a northerly direction 95.8 feet to an iron pin at the southeast corner of the intersection of said right-of-way with Hart street; thence along the south side of said Hart street, N.74-30 E. 118.8 feet to the beginning corner.

The above described lot is shown on the Township Block Book at Sheet No. 116, Block 10, Lot No. 1, and the grantee is to pay taxes for the year 1945, said taxes having been prorated as of this date.

With full powers unto the trustee herein to hold the legal title, collect the rents and profits accruing therefrom, to pay the taxes, fire insurance premiums and costs of repairs and maintenance of said property, and to borrow money thereon and to execute and deliver good and sufficient notes and mortgages securing same; and with full powers unto said trustee to sell and convey said property upon whatever terms and conditions as he may deem advisable, and is expressly authorized and empowered to execute and deliver good and sufficient deed for said property to the purchaser or purchasers; but if said property is not sold before the beneficiary herein attains the age of 21 years, then the trustee herein shall convey said property to the beneficiary freed and released from any and all trusts and conditions.