

HORTON, DRAWDY, DILLARD, MARCHBANKS, CHAFFMAN & BROWN, P.A., 307 PETTIGRU STREET, GREENVILLE, S. C. 29603

OFFICE OF THE RECORDER OF DEEDS
R.M.C.

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, that NEW SOUTH DEVELOPMENT, CORP., A Corporation charted under the laws of the State of South Carolina, and having a principal place of business at Greenville, South Carolina, in consideration of Ten (\$10.00) Dollars and other valuable considerations, including assumption of Mortgage balance

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto VANCE B. DRAWDY, Trustee under that certain Trust Indenture, dated June 29, 1967, between Nannie Elizabeth Haywood Rogers and Allie Mack Haywood Pazdan:

ALL that certain piece, parcel or tract of land with all buildings and improvements thereon, situate, lying and being in Fairview Township, County of Greenville, State of South Carolina, and containing approximately 94.5 acres, more or less, located on the McCarter Road approximately three (3) miles in a southwestern direction from the Town of Fountain Inn, South Carolina, and being bounded by land, now or formerly, of Andrews, Nash, Rogers, Robert Coleman Estate, McGee and Sanford L. Lindsey. For a more complete description, reference is herewith made to Deeds recorded in the Greenville County R.M.C. Office as follows: Deed Book 279, at Page 107; Deed Book 306, at Page 117, Deed Book 486, at Page 312 and Deed Book 493, at Page 112. These Deeds describe a tract of approximately 143 acres referenced to in Deed from W. W. Kellett, Sr., and J. P. Kellett, Jr., to Jack Bracken, dated January 6, 1967, and recorded in the Greenville County R.M.C. Office in Deed Book 812, at Page 27, and this conveyance conveys to the grantee all of the land conveyed to the grantor by the aforementioned Deed less, HOWEVER, a tract of approximately 48.5 acres, conveyed by J. Jack Bracken to Sanford L. Lindsey on March 31, 1971, recorded in the Greenville County R.M.C. Office in Deed Book 913, at Page 357.

The Grantee assumes and agrees to pay the balance due on that certain Mortgage executed by J. Jack Bracken to W. W. Kellett, Sr., and J. P. Kellett, Jr., in the original amount of \$35,400.00, recorded January 10, 1967, in the R.M.C. Office for Greenville County, South Carolina, in Real Estate Mortgage Book 1048 at Page 45, the present principal balance thereon being \$18,500.00.

This property is shown on the Greenville County Tax Map Records as Lot 3 and Lot 3.1, Block 1, Sheet 558.

This is the same property conveyed to the grantor by Deed of J. Jack Bracken, recorded in the Greenville County R.M.C. Office in Deed Book 923, at Page 302

This conveyance is subject to all restrictions, set back lines, roadways, easements, rights of way, if any, affecting the above described property.

TO HAVE AND TO HOLD all and singular the premises before mentioned unto the said Vance B. Drawdy, as Trustee under that certain Trust Indenture, dated June 29, 1967, his successors and assigns forever. In trust, however, for the following uses and purposes:

Said Trustee is to hold, manage and dispose of the property herein conveyed in accordance with the powers and duties as set forth in said Trust Agreement, including inter alia, the power to borrow money in his name upon such terms and conditions as he may deem advisable, and to mortgage all or any part of said property herein conveyed as security for the re-payment thereof, and without any obligation upon the lender to see to the use of such proceeds of such loans, and to repay all such borrowed money from income or principal as in his judgment may be to the best interest of the trust estate; to sell and re-sell all or any part of the land herein conveyed in such manner and upon such terms as he may deem advisable, and to execute and give proper deeds therefor and without any

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65-558-1-3 & 70-558-1-3-1