

KNOW ALL MEN BY THESE PRESENTS, that I, Rachel T. Wilson,

for and in consideration of love and affection, and for and

in consideration of the sum of ===== Ten and No/100 (\$10.00) ===== Dollars,
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release
unto

Frances W. Page, as Trustee, in Trust for R. M. Page,
Jr., her successors and assigns, in fee simple, absolutely
and forever, with the powers and duties hereinafter stated,

ALL that piece, parcel or lot of land situate in the City of Greenville, in the
County of Greenville, and State of South Carolina, lying and being at the southwestern corner
of the intersection of Grove Road and Kim Street, and being shown and designated as all of
Lot No. 1 Block A, and a 5 foot strip of Lot No. 2 Block A, adjacent to Lot No. 1, as shown
on a plat recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book
J at pages 68 and 69, and having the following metes and bounds, to wit:

BEGINNING at an iron pin at the southwestern corner of the intersection of Grove
Road and Kim Street and running thence along Kim Street N. 47-38 W. 100 feet to an iron pin;
thence along Kim Street N. 80-33 W. 75 feet to an iron pin on an un-named street; thence a-
long the un-named street S. 26-02 W. 30 feet to an iron pin; thence S. 63-58 E. 170 feet to
an iron pin on Grove Road; thence with Grove Road N. 26-02 E. 70 feet to the beginning cor-
ner; and being the same property conveyed to me by Clarence L. Shirley and Jessie C. Shirley
by deed dated January 20, 1971, and recorded in the R. M. C. Office for Greenville County in
Deed Book 906 at page 642, and is shown as Lot No. 1 Block No. 10 of Sheet 219 in the Green-
ville County Block Book Office.

This property is conveyed subject to all such restrictions, easements, or rights-
of-way as may be located on said property, and to such thereof as may be of record in the R.
M. C. Office aforesaid and applicable to said property. ALSO, this property is conveyed sub-
ject to that mortgage debt on said property in the amount of \$7,272.08, held by the Fidelity
Federal Savings and Loan Association, Greenville, South Carolina, but the grantee herein does
not agree to pay said debt, or assume the payment thereof. This gift is of my equity in the
property. The Trustee shall hold the legal title to said property, with the power to sell
said property and re-invest the proceeds of sale in other property, not limited to property
authorized by law for investment of trust funds, and may re-sell and re-investment without
exhaustion of said power; the Trustee shall put the trust property to bearing income, and use
the same to pay on said mortgage debt, taxes and other necessary expenses and costs, and ac-
cumulate any surplus income, and turn said property, together with any surplus, to the said
R. M. Page, Jr., when he reaches the age of thirty-five years, and thereupon this trust shall
terminate and end. Furthermore, the Trustee is given all other powers necessary to carry out
the terms of this trust, according to its true intent and meaning.

together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or apper-
taining; to have and to hold all and singular the premises before mentioned unto the grantee(s), and the grantee(s)' heirs or successors and assigns,
forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor(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)' heirs or successors and against every person whomsoever law-
fully claiming or to claim the same or any part thereof.

WITNESS the grantor's(s) hand(s) and seal(s) this 14th day of December 19 71.
Rachel T. Wilson (SEAL)

SIGNED, sealed and delivered in the presence of:
Theo Walker Mitchell (SEAL)
C. S. Bowen (SEAL)

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named grantor(s)
sign, seal and as the grantor(s)' act and deed deliver the within written deed and that (s)he, with the other witness subscribed above witnessed the
execution thereof.

SWORN to before me this 14th day of December 19 71.
C. S. Bowen (SEAL)
Notary Public for South Carolina.

My Commission Expires Jan. 13, 1980.

STATE OF SOUTH CAROLINA
COUNTY OF

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 and forever re-
linquish unto the grantee(s) and the grantee(s)' heirs or successors and assigns, all her interest and estate, and all her right and claim of dower of,
in and to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this _____ day of _____ 19 _____

(SEAL)
Notary Public for South Carolina.

RECORDED this 11th day of December 19 71, at 1:45 P.M., No. 16421

515-219-10-1