

GREENVILLE

TITLE TO REAL ESTATE—Offices of Earle, Beaman & Grayson, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

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KNOW ALL MEN BY THESE PRESENTS, that I, Annie C. Richards, of Greenville County,

In consideration of Five (\$5.00) Dollars and love and affection 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 Marshall Craig Richards, as Trustee for Howard Craig Richards, his heirs and assigns forever:

All that piece, parcel or lot of land in Gantt Township, Greenville County, State of South Carolina, being known and designated as Lot No. 501 of a subdivision known as Section D, of Englewood Estates, as shown by a plat thereof, dated February 1955, recorded in the R. M. C. Office for Greenville County in Plat Book BB, at Page 177, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on Burmaster Drive, joint front corners of Lots Nos. 500 and 501 and running thence along the line of said Lot No. 500, S. 3-15 W. 304.9 feet to iron pin; thence S. 83-35 E. 75.02 feet to iron pin at back corner of Lot No. 450; thence running along the line of said Lot No. 450, N. 3-15 E. 49 feet to iron pin; thence along the line of Lot No. 451, N. 3-15 E. 257.6 feet to iron pin on Burmaster Drive; thence running with said Burmaster Drive, N. 86-43 W. 75 feet to iron pin, point of beginning.

This conveyance is made subject to any restrictions, reservations, zoning ordinances, or easements that may appear of record, on the recorded plat (s), or on the premises.

In Trust to control and manage the above described property and hold the legal title thereto as Trustee for Howard Craig Richards during his minority; to sell said property, in the discretion of my Trustee, and reinvest the proceeds of sale in other property of any kind; to exchange said property for any other property; to rent or lease said property upon whatever terms my Trustee shall deem advisable; to mortgage said property if my Trustee deems such action necessary for the proper support, maintenance, or education of the said Howard Craig Richards, or to pay the taxes or other assessments charged against said property. When the said Howard Craig Richards shall attain the age of twenty-one (21) years, this trust

-145-405-1-10 (continued on back page)

together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining; 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 lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor's(s) hand(s) and seal(s) this 12th day of March 19 74

SIGNED, sealed and delivered in the presence of:

Annie C. Richards (SEAL)  
Annie C. Richards  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
(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(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 12th day of March 19 74

Joseph H. Perry (SEAL)  
Notary Public for South Carolina.  
MY COMMISSION EXPIRES: 8-14-79

Howard Perry

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

RENUNCIATION OF DOWER

WOMAN GRANTOR

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, release and forever relinquish unto the grantee(s) and the grantee's(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

Notary Public for South Carolina.  
MY COMMISSION EXPIRES:

(SEAL)

(CONTINUED ON NEXT PAGE)

RECORDED this day of 19 at M. No.

4328 RV-2