

STATE OF SOUTH CAROLINA,
Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That L. S. A. James

in the State aforesaid.

in consideration of the sum of ten

and other valuable consideration
to me paid by Julia D. Charles

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 Julia D. Charles

all that piece, parcel or lot of land in Unseparated Township, Greenville County, State of South Carolina.

Just outside the limits of the city of Greenville and just west of Rutherford Street and Paris Mountain Road, known as lot nos. 15 and 16 on plat of property of Salvation Army recorded in office of R. M. S. for said County in Plat-Book 3, page 247; Lot no. 15 having a frontage of 6-8.3 feet on the north side of Grant Street, with a depth in parallel lines of 100 feet; Lot no. 16 having a frontage of 8-8.26 feet on the north side of Grant Street, with a depth in parallel lines of 190 feet. There is a mortgage on the above described lots of land for \$10-00 given by L. A. James to Margaret Louise Donaldson, executrix, dated November 11, 1924, recorded in Book 111, page 207, securing his note of even date and amount. Also, all that other lot of land in Township, County and State aforesaid, just outside the limits of the city of Greenville, West of Rutherford Street, known as lot no. 18 on plat of property of Salvation Army made by R. C. Dalton, Engineer, and recorded in Office of R. M. S. for said County in Plat-Book 3, page 247, and having the following courses and distances: Beginning at a stake on the north side of Grant Street at corner of a ten foot alley and running thence with line of said lot no. 15 190 feet to stake at corner of lot no. 14; thence with line of said lot 81-24 24-6-4-20 feet to stake, corner of lot no. 17; thence with line of lot no. 17 6-39 24-10-0 feet to stake on Grant Street; and thence with Grant Street 21-81-20 6-6-4-2 feet to the beginning corner. There is a mortgage on the above described lot of land for \$5-00 dated January 15-1926 given by L. A. James to Margaret L. Donaldson executrix, recorded in Book 111, page 248, securing his note of even date and amount. The trust, nevertheless, to hold the legal title to said property, to manage and control the same to protect the building thereon against loss or damage by fire and windstorm in such amount as the trustee may deem adequate, to collect the rents and profits to pay all taxes which may be assessed against the property, to keep it in repair and to sell and convey the same in fee simple for such price and upon such terms as in her judgment may be advisable, and out of the proceeds of said sale and sale price, after paying all taxes, insurance premiums, repairs, rental and real estate agents commissions for the sale of the land, to retain for herself five per cent of the gross amount received on account of rents

and will agree to pay over to said Margaret L. Donaldson executrix of the estate of M. L. Donaldson, deceased, for mortgage as aforesaid the amount due on said mortgage principal and interest, and will agree to pay over the balance, if any, to the grantor, his heirs or assigns.

The above described land is a portion of the same conveyed to me by L. S. A. James, trustee on the 22nd day of August, 1924, deed recorded in office of Register of Mesne Conveyance for Greenville County, in Book 77 Page 126 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 Julia D. Charles,

Subject- to the trusts hereinabove imposed her heirs and assigns forever.

AND I myself, my heirs, executors and administrators to warrant and forever defend all and singular the said premises unto the said Julia D. Charles, her heirs and assigns, against myself and my heirs, and every other person whomsoever lawfully claiming, or to claim, the same, or any part thereof.

WITNESS my hand and seal, this 23rd day of June in the year of our Lord one thousand nine hundred and twenty-six and in the one hundred and forty year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of:
B. L. Rhinehart L. A. James (SEAL)
A. M. Moran (SEAL)
(SEAL)
(SEAL)
(SEAL)

S. C. Revenue Stamps Cancelled, \$ _____ and _____ Cents.
U. S. Revenue Stamps Cancelled, \$ _____ and _____ Cents.

STATE OF SOUTH CAROLINA,
Greenville County. PERSONALLY appeared before me B. L. Rhinehart
and made oath that he saw the within named L. A. James

sign, seal, and as his act and deed, deliver the within written Deed; for the uses and purposes herein mentioned, and that he, with A. M. Moran witnessed the execution thereof.

SWORN to before me, this 23rd day of June, A. D. 1927.
Allice M. Moran (L. S.)
Notary Public for S. C.
my commission expires Jan. 14, 1931

STATE OF SOUTH CAROLINA,
Greenville County. RENUNCIATION OF DOWER.
I, Mary S. Hilburn, a Notary Public, do hereby certify unto all whom it may concern, that Mrs. Eva M. James the wife of the within named L. A. James did this day appear before me, and 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 or persons whomsoever, renounce, release, and forever relinquish unto the within named Julia D. Charles, her heirs and assigns, all her interest and estate, and also all her right and claim of Dower of, in, or to all and singular the premises within mentioned and released.

GIVEN under my hand and seal, this 27th day of June, Anno Domini 1927.
Mary S. Hilburn (L. S.)
Notary Public for S. C.

Recorded July 16th at 11:20 A.M. 1927