

THE STATE OF SOUTH CAROLINA,

COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, That I, Thomas Hamilton of Greenville County

in the State aforesaid,
in consideration of the sum of
Ten (\$10.00) DOLLARS,
and other valuable considerations

to me in hand paid
at and before the sealing of these presents by James Franklin, as Trustee

(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
James Franklin, as Trustee, his heirs and assigns, All that piece parcel or lot of land known as Lot No. 1 of Block B, of the subdivision of the property of Thos. F. Parker, located just south and beyond the City limits of Greenville, known as the Sterling Annex, plat of said property being recorded in Plat Book B, page 141, R.M.C. Office for Greenville County. Said lot has the following notes and bounds, to-wit:- Beginning at a point on the North side of Middleton Street (being the Northeast corner of Middleton and Maloy Streets); thence with the west line of Maloy Street N. 50-7 E. 157 feet to an iron pin; thence N. 23-30 W. 48.5 feet to an iron pin; thence S. 69 W. 160.50 feet to an iron pin in Middleton Street; thence with Middleton Street S. 23-30 E. 105 feet to the beginning corner, and being the same lot of land conveyed to me by Thomas F. Parker by deed recorded in Deed Book page 56 page 145, R.M.C. Office for Greenville County. As part of the consideration of this deed, the grantee herein assumes and agrees to pay the following notes and mortgages.
Mortgage executed by Thomas Hamilton to The Carolina Loan & Trust Co., Seven hundred (\$700.00) Dollars, recorded in Volume 109, page 92, on which there is owing the sum of Four hundred thirty-nine and 90/100 (\$439.90) Dollars to October 30th, 1925, and note and mortgage executed by Thomas Hamilton to H.K. Townes dated on or about March 10th, 1922, for five hundred twenty-five (\$525.00) Dollars with accumulated interest to October 26th, 1925; amounts to Five Hundred seventy-five and 68/100 (\$575.68) Dollars which sum it is agreed shall bear interest from this date at the rate of 8% per annum according to the terms of said note and mortgage. This mortgage is recorded in Volume 117, page 127 R.M.C. Office for Greenville County, South Carolina.

The above described land is... the same conveyed to me by
on the... day of... 192... deed recorded in office of Register
of Meane Conveyance for Greenville County, in Book... Page...
TOGETHER with, all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or apper-
taining.

TO HAVE AND TO HOLD, all and singular, the said premises before mentioned unto the said James Franklin, as Trustee, to hold the legal title to manage said property with power and authority to sell and convey either at public or private sale upon such terms as he may deem best and make good title thereto free of any liens to purchaser, to borrow money from time to time when he may deem it necessary, and pay off existing indebtedness or to make improvements on said property; the lender of said money or the purchaser of said land shall not be required to see to the application of the proceeds of the money borrowed or the purchase price received. Said James Franklin as Trustee shall have the power to sell this land in parcels or as a whole according to his best judgment, and may upon sale and payment of all indebtedness reinvest the proceeds of the sale in other land, subject to the same trust herein provided with power to resell said after acquired land; said Trustee is to hold and enjoy said land and premises for and during his natural life and at his death the proceeds of the said Trust estate are to be divided equally among his following children, their heirs and assigns, James A. Franklin, Ruth A. Franklin, George Lee Franklin and Leontine Franklin.

AND I myself and my heirs, executors and administrators, to warrant and forever defend, all and singular, the said premises unto the said James Franklin as Trustee his heirs and assigns, against myself and my heirs, and against every person whomsoever lawfully claiming or to claim the same, or any part thereof.

WITNESS my hand and seal, this 26th day of October in the year of our Lord one thousand nine hundred and Twenty-five and in the one hundred fourth year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of
John L. Plyler Thomas Hamilton (L. S.)
E. D. Allen (L. S.)
(L. S.)
(L. S.)
(L. S.)

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

STATE OF SOUTH CAROLINA,
County of Greenville,
PERSONALLY appeared before me John L. Plyler
and made oath that he saw the within named Thomas Hamilton

sign, seal, and as his act and deed, deliver the within written Deed; and that me, with E. D. Allen witnessed the execution thereof.
SWORN to before me, this 26th day of October A. D. 1925
E. D. Allen (L. S.)
Notary Public for S. C. John L. Plyler

STATE OF SOUTH CAROLINA,
County of Greenville,
RENUNCIATION OF DOWER.
I, E. D. Allen, a notary Public do hereby certify
unto all whom it may concern, that Mrs. Fannie Hamilton
wife of the within named Thomas Hamilton
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
James Franklin, as Trustee, his
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 26th day of October A. D. 1925
E. D. Allen (L. S.) Fannie Hamilton
Notary Public for S. C.
Recorded Oct. 26th at 1:07 P.M. 1925.