

STATE OF SOUTH CAROLINA,
Greenville County.

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

in the State aforesaid.

in consideration of the sum of Five Dollars,
and other valuable consideration

to me paid by Julia D. Charles, as trustee

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, as trustee

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

One (1) City of Greenville, on the west side of Jones Street, known as lot No. 3 and plat recorded in office of S.M.C. for said county in Plat Book 3, page 27, being the same conveyed to J. L. A. James by Louise S. Thomas by deed dated August 14, 1925, recorded in S.M.C. Office for said County in Book 78, page 195. This conveyance is made subject to a mortgage for \$1500.00 held by J. A. Cobb, recorded in Book 118, page 62, and mortgage for \$3000.00 in favor of C. E. James, recorded in Book 135, page 34.

Also that other lot of land in the Township, County and State aforesaid, known as lot No. 14 of plat of property of Salvation Army, recorded in Plat Book 3, page 27, being part of the same conveyed to J. L. A. James by deed dated August 12, 1924, recorded in Book 77, page 125. This lot is subject to a mortgage for \$500 held by J. A. Cobb, recorded in Book 147, page 68, and to a mortgage for \$600.00 held by Lucy Curston recorded in Book 167, page 370.

Also that other lot of land in the Township, County and State aforesaid, about three miles northwest of the City of Greenville, being part of the same conveyed to J. L. A. James by deed dated April 19, 1920, recorded in Book 68, page 162.

In trust, nevertheless, to hold the legal title to said property to mortgage and control the same, to protect the buildings thereon against loss or damage, to pay or windstorm in each amount as the property may need adequate, to collect the rents and profits, to pay all taxes which may be assessed against the property, to keep in repair and to sell and convey the same in full compliance with price and upon such terms as in his judgment may be advisably, land out of the profits of said rents and sale price, after paying all taxes, insurance, premiums, repairs, repairs and real estate agents' commissions, to retain for himself five percent of the gross amount received, and account of rents and sale price, to apply the proceeds of sale to the account of the mortgage, and to deliver to the respective pieces of property upon interest and principal, and to pay over the balance of any, to the grantor, his heirs, executors, administrators or assigns.

The above described land is on the same conveyed to me by recorded in office of Register of Mesne 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 appertaining, TO HAVE AND TO HOLD, all and singular, the premises before mentioned unto the said Julia D. Charles, as trustee, her heirs and assigns forever.

AND I do hereby bind myself, my heirs, executors and administrators to warrant and forever defend all and singular the said premises unto the said Julia D. Charles, as trustee, her

heirs and assigns, against me 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 4th day of June in the year of our Lord one thousand nine hundred and twenty-eight and in the one hundred and fifty year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of:
J. C. Eubank J. L. A. James (SEAL)
Clara J. Adams (SEAL)
(SEAL)
(SEAL)

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

STATE OF Alabama Jefferson County, Greenville County. PERSONALLY appeared before me and made oath that he saw the within named J. L. A. James

sign, seal, and as Clara J. Adams act and deed, deliver the within written Deed; for the uses and purposes herein mentioned, and that he, with Clara J. Adams witnessed the execution thereof.

NOTARIAL SEAL
WORN to before me, this 4th day of June A. D. 1928
Clara J. Adams (L. S.)
Notary Public for Alabama

STATE OF SOUTH CAROLINA, Greenville County. RENEUNCIATION OF DOWER.

I, Anna M. Baty do hereby certify unto all whom it may concern, that Mrs. Eva M. James the wife of the within named J. 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, as trustee, 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 6th day of June Anno Domini 1928
Anna M. Baty (L. S.)
Notary Public for S. C.

Recorded June 7th 1928 at 13:20 o'clock, P M.

END OF Doc.