

TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA,

Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That

I, Marie B. Walker,

in consideration of the sum of Ten no/100

in the State aforesaid

Dollars,

to me paid by D. R. Cain, 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 D. R. Cain, as Trustee,

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

known and designated as lot No. 36 Block B, of Cagle Park, as shown on plat recorded in plat book C, page 238; Beginning at an iron pin on Tindal Avenue, corner of lot No. 35, and running with line of lot No. 35, S. 0-53 E. 150 feet to iron pin; thence S. 89-07 W. 61 feet to iron pin, corner of lot 37; thence with line of lot 37, N. 0-53 W. 150 feet to iron pin on Tindal Avenue; thence with Tindal Avenue N. 89-07 E. 61 feet to beginning.

Upon the following trusts, nevertheless; In trust to hold the legal title to said lot of land, to manage and control the same; to receive the rents and profits and out of same to pay taxes, insurance premiums, interest on mortgage indebtedness, and any repairs which may be necessary to keep the premises in tenable condition; and at his discretion to sell said lot of land at public or private sale and apply the proceeds of sale to the indebtedness now existing or which may then exist against the premises, the indebtedness now existing being as follows: State and county taxes, first mortgage in favor of Mechanics Building and Loan Association for \$8200, dated October 1, 1926, recorded in book 175, page 201, and second mortgage in favor of Katherine Van Zandt for \$3000 dated October 1, 1926, recorded in Book 177, page 264; the balance, if any, after discharging all liens according to their priority, to be retained by the grantee as compensation for his services in carrying out this trust. The trustee shall have power and authority to execute notes in renewal or in lieu of said indebtedness, and to secure same by mortgages over the premises; also to make improvements to the premises, if necessary in his discretion, and to give notes secured by mortgages over the premises, junior to the above indebtedness or renewals or substitutions thereof. The purchaser or mortgagee shall not be bound to see to the application of the proceeds of sale or mortgage.

The above described land is the same conveyed to me by Harold Van Zandt, on the 27th day of September 1926, deed recorded in office of Register of Mesne Conveyance for Greenville County, in Book 109, Page 101. 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 D. R. Cain, as Trustee, his heirs and assigns forever.

subject to the trust above set forth,

AND I do hereby bind myself, my heirs and assigns, against myself and my person whomsoever lawfully claiming, or to claim, the same, or any part thereof, warrant and forever defend all and singular the said premises unto the said D. R. Cain, as Trustee, his heirs, executors and administrators to

WITNESS my hand and seal, this 21st day of May 1926, in the year of our Lord one thousand nine hundred and thirty two 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:

Marie C. Hatchell, J.C. Cornwell

Marie B. Walker, (SEAL) (SEAL) (SEAL) (SEAL)

S. C. Revenue Stamps Cancelled, \$ and Cents. U. S. Revenue Stamps Cancelled, \$ and Cents. No Stamps.

STATE OF SOUTH CAROLINA, Greenville County. PERSONALLY appeared before me Marie C. Hatchell and made oath that she saw the within named Marie B. Walker, sign, seal, and as her J. C. Cornwell act and deed, deliver the within written Deed; for the uses and purposes herein mentioned, and that she, with witnessed the execution thereof.

SWORN to before me, this 23 day of May A. D. 1926, Marie C. Hatchell, J. C. Cornwell Notary Public for S. C.



STATE OF SOUTH CAROLINA, Greenville County. RENUNCIATION OF DOWER. I, a Notary Public do hereby certify unto all whom it may concern, that Mrs. 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 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 day of Anno Domini 1926, Notary Public for S. C.

Recorded June 4th 1926 at 5:12 o'clock P. M.

END OF DOC