

TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA,
Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That L. Adell Wilbanks Thomason

in consideration of the sum of Two thousand no/oo Dollars (mortgage indebtedness now outstanding against the premises) Dollars
paid by L. M. Pennington, as trustee for Dave M. Pennington

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 L. M. Pennington, as trustee for Dave M. Pennington
all that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina.

On the Earley Bridge Road, about three miles from the city of Greenville, being part of the lands of the late Millie Rogers, February 1912, containing 3/4 Acres, more or less, and having the following metes and bounds:
Beginning at an iron pin on the Earley Bridge Road at corner of Lot No. 5 and running thence with line of said Lot No. 5 7.43 N. 59.4 feet to iron pin in line of Lot No. 7; thence with line of Lot No. 7 S. 47.6 feet to iron pin in line of Lot No. 7; thence with property; thence with Lot No. 7 S. 41.2 E. 171.6 feet to stake; thence S. 50.6 feet to iron pin; thence N. 54.2 E. 110 feet to iron pin; thence S. 50.6 feet to iron pin on Earley Bridge Road; thence along said road N. 54.2 E. 114.4 feet to beginning corner, being all of lot conveyed to Adell Wilbanks Thomason by D. V. Thomason by deed dated May 3, 1929, recorded in Book 145, Page 312 except a portion on the south east corner of said tract fronting 110 feet on the Earley Bridge Road with a depth of 150 feet.

to be paid by the grantee.
In trust nevertheless to hold the legal title thereto for the use and benefit of Dave M. Pennington until March 1st 1933, when the said Dave M. Pennington shall reach the age of twenty-one years, with power and authority in the said trustee:
(1) To collect the rents and profits and out of same to pay taxes, insurance, repairs and costs of collecting, and to apply the balance to any mortgage indebtedness which may exist over the premises;
(2) To execute mortgages over the premises to secure the payment of money borrowed and particularly mortgage to secure the payment of the purchase price of said premises;
(3) To sell and convey the premises for such price and upon such terms as he may deem advisable at any time before the said Dave M. Pennington reaches the age of twenty-one years, and executed good and sufficient deeds of conveyance. Neither purchaser nor mortgagee shall be required to look to the application of the proceeds of sale or loan.
It is understood and agreed that when Dave M. Pennington shall reach the age of twenty-one years the legal title to said property shall vest in him immediately, subject to any encumbrances which the trustee may have placed thereon pursuant to the powers above conferred, and this trust shall cease and determine.

The above described land is... the same conveyed to me by...
TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.
L. M. Pennington, his successors in the trust
heirs and assigns forever.

AND... do hereby bind myself, A. my heirs, executors and administrators to warrant and forever defend all and singular the said premises unto the said L. M. Pennington, his successors in the trust 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 17th day of August 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:
D. B. Tripp Adell Wilbanks Thomason (SEAL.)
Elizabeth E. Beaty (SEAL.)
(SEAL.)
(SEAL.)

S. C. Revenue Stamps Cancelled, \$... and... Cents.
no stamps.

STATE OF SOUTH CAROLINA,
Greenville County.
and made oath that she saw the within named Adell Wilbanks Thomason
sign, seal, and as her act and deed, deliver the within written Deed; for the uses and purposes herein mentioned, and that she, with D. B. Tripp witnessed the execution thereof.

SWORN to before me, this 17th day of August A. D. 1932.
D. B. Tripp Notary Public for S. C. (L. S.)
Elizabeth E. Beaty

STATE OF SOUTH CAROLINA,
Greenville County.
RENUNCIATION OF DOWER.
I, _____, a Notary Public, do hereby certify unto all whom it may concern, that Mrs _____ the wife of the within named _____ 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 1932.
(L. S.)
Notary Public for S. C.
Recorded August 31st 1932 at 4:15 o'clock P.M.

END OF Doc