

STATE OF SOUTH CAROLINA,
Greenville County,

KNOW ALL MEN BY THESE PRESENTS, That L. H. Bates

in consideration of the sum of Five Dollars in the State aforesaid,
Dollars,

to me paid by L. M. Edwards 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 L. M. Edwards as Trustee

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

in Ward Three of the city of Greenville, on Oscar, Jones and Meadow Streets, having according to plat by C. C. Dalton, Engineer, dated May, 1920, the following metes and bounds: Beginning at an iron pin on Oscar Street, corner of Perry Beattie's property, and running thence with Oscar Street, S. 24-27 E. 34.6 feet to iron pin in center of ten foot alley; thence with center of said alley, S. 55-53 W. 99.7 feet to iron pipe, thence S. 57-27 E. 96.5 feet to iron pipe on Jones Street, thence with Jones Street S. 42-45 W. 88 feet to iron pin, corner of Meadow and Jones Streets; thence with Meadow Street, N. 24-19 W. 45.5 feet to iron pin on line of Perry Beattie property; thence with Perry Beattie property, N. 34-41 E. 135.9 feet to the beginning corner. Being the same lot of land conveyed to me by V. W. Bates.
This property is subject to the following mortgages but it is distinctly understood that the grantee herein as Trustee does not assume the payment of any portion of the interest or principal now due on to become due upon said notes and mortgages:
Mortgage of Jessie S. Cogswell to C. D. West and C. M. Gulphie for \$11,000.00, the balance due on which is the sum of \$8,000.00, said note and mortgage now being owned by P. D. Edwards and John Edwards Estate, see Mortgage Book, Vol. 110, page 257.
Also mortgage of H. B. Bates to P. D. Edwards for \$1,000.00 dated January 29, 1929, and recorded in Mortgage Book, Vol. 211, page 113.

The above described land is _____ the same conveyed to me by _____ on the _____ day of _____ 19____ deed recorded in office of Register of Mease 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 L. M. Edwards, his Successors, Heirs and Assigns forever, in Trust, unto the trustee to hold the legal title thereto and to collect the rents therefrom and apply the same to the payment of taxes or any other assessments, fire insurance premiums, necessary repairs and any other costs incident to the holding of said property, usufruct, and that the surplus, or so much thereof as may be necessary to be applied to the payment of interest due, or to become due on the mortgage indebtedness against said property, and said Trustee is hereby authorized and empowered to sell either at private or public sale said property by and with the consent of the grantor herein. If, after the payment out of the rents of all taxes, insurance, repairs and any costs incurred by the Trustee, and after the payment of the interest as hereinabove provided, there is left there is any surplus amount it shall be paid by the Trustee to the grantor herein.

AND do hereby bind myself, my heirs, executors and administrators to warrant and forever defend all and singular the said premises unto the said L. M. Edwards, as Trustee aforesaid, his Successors

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 31st day of August in the year of our Lord one thousand nine hundred and thirty one and in the one hundred and 56th year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of:
Oscar Hodges H. B. Bates (SEAL)
Jessie O. Hunt (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 _____

and made oath that _____ he saw the within named H. B. Bates

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

SWORN to before me, this 31st day of August A. D. 1931
Oscar Hodges (L. S.)
Notary Public for S. C. Jessie O. Hunt

STATE OF SOUTH CAROLINA, }
Greenville County. } RENUNCIATION OF DOWER.

I, Oscar Hodges, a Notary Public S. C. do hereby certify unto all whom it may concern, that Mrs. V. W. Bates the wife of the within named H. B. Bates 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 L. M. Edwards as Trustee, his Successors

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 31st day of August Anno Domini 1931
Oscar Hodges (L. S.)
Notary Public for S. C. V. W. Bates

Recorded Sept 1st 1931, at 11:30 o'clock, A. M.

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