

TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA, }

Greenville County. }

J. D. Neal

KNOW ALL MEN BY THESE PRESENTS, That

in the State aforesaid.

in consideration of the sum of one no/100

Dollars,

to me said by Julia D. Charles, 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, Trustee,

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

In the City of Greenville, on the southwest corner of Houston Street and Lucile Avenue, being a portion of lots Nos. 3, 4 and 5, of Block I, of the Chapin Springs Land Company, as shown on plat recorded in R. M. C. office for said County in plat book E, page 41, and having the following metes and bounds; Beginning at an iron pin on the southwest corner of Houston Street and Lucile Avenue and running thence with Houston Street S. 2 W. 61 feet to iron pin, corner of lot heretofore conveyed to the School District of the City of Greenville; thence with line of said lot S. 88 W. 163.7 feet to iron pin in line of lot No. 1; thence with line of said lot N. 2 E. 61 feet to iron pin on Lucile Avenue; thence with said Avenue N. 88 E. 166 feet to the beginning corner.

Lots No. 3 and 5 were conveyed to me by Chapin Springs Land Company June 15, 1920, deed recorded in book 80, page 1, and lot No. 4 was conveyed to me by Emma Dickson, et al, January 19, 1920, deed recorded in book 68, page 169.

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 tenantable condition; and at her 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, county and city taxes, paving assessments, first mortgage in favor of H. Endel for \$4,000.00 dated March 3, 1921, recorded in book 91, page 276, and second mortgage in favor of Leila A. Woodside for \$4,500.00, dated October 4, 1924, recorded in book 111, page 169; the balance, if any, after discharging all liens according to their priority, to be retained by the grantee as compensation for her 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 her discretion, and to give notes secured by mortgages over the premises, junior to the above indebtedness or renewals or substitutions thereof.