

TITLE TO REAL ESTATE

Whereas, for various reasons I, George D. James, Sr., have relinquished my right as Trustee for said children, Now, Therefore,

STATE OF SOUTH CAROLINA, }  
Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That I, George D. James, Sr., Individually and as Trustee,

in the State aforesaid.  
in consideration of the sum of Fifty (\$50.00) and the premises. Dollars,  
to me paid by Nettie James,  
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 Nettie James,  
all that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina,

On the east side of South Leach Street, in the City of Greenville, being part of lots Nos. 37 and 38, fully described in the deed to me by the said Nettie James dated July 23, 1924, recorded in said R. M. C. office in Deed Book 102, page 191, being my home place.

This conveyance is made to the said Nettie James as Trustee for the children named in said deed from her to me as Trustee under the same trust therein expressed and I, the said George D. James, Sr., do hereby release and relinquish all my said rights in said property and so far as may be I do hereby appoint the said Nettie James as Trustee under said deed to carry out the terms thereof which said deed is as aforesaid recorded in Deed Book 102, page 191.

This conveyance is made subject to the mortgage of Two Hundred Fifty (\$250.00) Dollars to H. K. Townes, Attorney, executed by me this August --, 1931, and to the mortgage to The Carolina Loan and Trust Company now of record.

It is understood and agreed that those of my children who shall make payments on the mortgages herein above stated shall be entitled to reimbursement out of said land for any sums that they pay and to that extent are to be subrogated to the rights of the mortgagees thereunder and may require an accounting out of the property for said sums so paid with interest.

The above described land is the same conveyed to me by Nettie James, on the 23rd day of July 1924, deed recorded in office of Register of Mesne Conveyance for Greenville County, in book 102, Page 191.

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 Nettie James, her successors in trust,

AND I, her heirs and assigns forever myself and my heirs, executors and administrators to warrant and forever defend all and singular the said premises unto the said Nettie James, her successors in trust, heirs and assigns, against me and my person whomsoever lawfully claiming, or to claim, the same, or any part thereof. my heirs, and every other

WITNESS my hand and seal this 18th day of August in the year of our Lord one thousand nine hundred and thirty one and in the one hundred and fifty-x

Signed, Sealed and Delivered in the Presence of:

H. K. Townes,  
Mary Seyle.

George D. James, Sr., (SEAL)  
Individually and as Trustee (SEAL)

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

No Stamps.

STATE OF SOUTH CAROLINA, }  
Greenville County.

PERSONALLY appeared before me Mary Seyle.

and made oath that she saw the within named George D. James, Sr. sign, seal, and as his

H. K. Townes,

act and deed, deliver the within written Deed; for the uses and purposes herein mentioned, and that she, with

SWORN to before me, this 18th day of August A. D. 1931, witnessed the execution thereof.

H. K. Townes, (L. S.)  
Notary Public for S. C.

Mary Seyle.

STATE OF SOUTH CAROLINA, }  
Greenville County.

No Dower.

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 1931

H. K. Townes, (L. S.)  
Notary Public for S. C.

Recorded September 12th 1931 at 11:35 o'clock A. M.