

TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE.

KNOW ALL MEN BY THESE PRESENTS, THAT WE, Bessie Lee McDonald, Individually, and The Peoples National Bank, as Trustee, a corporation chartered under the laws of the United States of America and having its principal place of business at Greenville in the State of South Carolina for and in consideration of the sum of Five Thousand (\$5,000) Dollars, as a part of the consideration above stated grantees assumed mortgage in sum of \$3850.00 held by American B. & L. Assn., on which there is a balance due of \$2250.00 to it in hand duly paid at and before the sealing and delivery of these presents by the grantee hereinafter named (the receipt whereof is hereby acknowledged), has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto Nelle M. Capell, her heirs and assigns forever:

All that certain piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Greenville, and in Greenville Township, near the corporate limits of the City of Greenville, and being known and designated as Lot No. 6, on plat of the property of W. Carroll McDaniel, as recorded in the R. M. C. Office for Greenville County in Plat Book F, at page 186, and having the following metes and bounds, to-wit:

Beginning at an iron pin on the east side of Jones Avenue at joint corner of Lots 6 and 7 (which point is approximately 420 feet north of the intersection of Camille Street with Jones Avenue), and running thence along the line of Jones Avenue N. 1-00 E. 70 feet to an iron pin, joint corner of Lots 5 and 6; thence along the joint line of said lots, S. 89-00 E. 192.7 feet to an iron pin; thence S. 1-01 E. 70.05 feet to an iron pin in line of Lot No. 7; thence along the joint line of said Lots 6 and 7, N. 89-00 W. 195.2 feet to the beginning corner. Being the same lot conveyed to The Peoples National Bank, as Trustee by Bessie Lee McDonald by deed dated Jan. 28, 1931 and recorded in the R. M. C. Office for Greenville County in Vol. 157, page 263, in which deed the grantor failed to state the terms of the trust, and therefore joins in this deed.

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 grantee hereinabove named, and her Heirs and assigns forever.

And the said Bessie Lee McDonald and said granting corporation does hereby bind itself as Trustee only, and its successors to warrant and forever defend all and singular the said premises unto the grantee hereinabove named, and her heirs and assigns, against itself as Trustee only and its successors, and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

In witness whereof, the said granting corporation has caused its corporate seal to be hereunto affixed and these presents to be subscribed by its duly authorized officers Wm. C. Beacham, President and J. C. Hopkins, Cashier on this the Twenty-Third day of February in the year of our Lord one thousand nine hundred and Thirty-eight and in the one hundred and sixty-second year of the Sovereignty and Independence of the United States of America.

Signed, sealed and delivered in the Presence of:

Frances Townsend }
Dorothea B. Hill }
Fred Sharpton }
Adeline Cleland }

The Peoples National Bank as Trustee
(SEAL)

BY: J. C. Hopkins, Cashier
And Wm. C. Beacham, Prest.

Mrs. Bessie Lee McDonald (SEAL)
Individually

State of South Carolina,
County of Greenville.

Personally appeared before me Frances Townsend and made oath that she saw the within named The Peoples National Bank, as Trustee, by its duly authorized officers, Wm. C. Beacham, Pres. and J. C. Hopkins, Cashier sign, seal with its corporate seal and as the act and deed of said corporation deliver the within written deed and the Declaration of Trustee contained therein, and that she with Dorothea B. Hill witnessed the execution thereof.

Sworn to before me this 23rd day of February, A. D. 1938

Dorothea B. Hill (SEAL)

Frances Townsend

Notary Public for South Carolina.



State of South Carolina,
County of Greenville

DECLARATION AS TO TRUST.

Whereas heretofore, by deed recorded in the R. M. C. Office for Greenville County in Vol. 121, at page 200, the F. M. C. Corporation conveyed certain property on Warner Street, known as the Wade Cothran property and conveyed certain other properties on North Street to the Peoples National Bank, as trustee, under the terms of the following trust:

"In trust to sell, convey and transfer the said real estate as whole, or in such lots