

TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE.

Whereas, Jennie C. Stow, Nannie C. Pinson, Preston Charles, Leila A. Woodside, Cherry Investment Company, a corporation of South Carolina, and Jennie C. Stow and Nannie C. Pinson, as Executrices of the Estate of Fannie S. Charles, deceased, being the joint owners of the property hereinafter described, did on the 1st. day of April, 1933, execute and deliver unto Preston Charles their certain deed of conveyance recorded in the R. M. C. Office for Greenville County in Book of Deeds 170 at page 12, whereby they conveyed the property therein described to Preston Charles, as Trustee, to first pay unto Preston Charles the sum of \$5,085.60, with interest from April 1, 1933, at the rate of 7%; and

Whereas, Preston Charles departed this life in 1936, leaving as his eldest son James Preston Charles; and

Whereas, Mae Bolt Charles is now the duly appointed and acting Trustee of the Estate of James Preston Charles, deceased; and

Whereas, there is now due to Mae Bolt Charles, as Trustee of the Estate of James Preston Charles, deceased, on the debt secured by the deed hereinabove referred to, recorded in Book of Deeds 170 at page 12, the sum of \$8213.17, which is agreed by all parties to this instrument to be the full value of said property and more than the property would sell for at public sale; and

Whereas, Joel D. Charles departed this life in 1940, leaving as his sole heir at law his widow, Aileen Charles; and

Whereas, it is the desire of Jennie C. Stow, Nannie C. Pinson, James Preston Charles, Jr., Leila A. Woodside, Eileen Charles, and Cherry Investment Company, a corporation of South Carolina, and Jennie C. Stow, and Nannie C. Pinson, as Executrices of the Estate of Fannie S. Charles, deceased, to vest title absolute in Mae Bolt Charles, as Trustee of the Estate of James Preston Charles, deceased, freed and discharged of all the trusts set out in the above referred to deed, and from all claims by way of equity or redemption, or otherwise, arising out of the foregoing deed, in the property hereinbelow described,

Now, therefore, we, Jennie C. Stow, Nannie C. Pinson, James Preston Charles, Jr., Leila A. Woodside, Eileen Charles, and Cherry Investment Company, a South Carolina corporation, and Jennie C. Stow and Nannie C. Pinson, as Executrices of the Estate of Fannie S. Charles, deceased, for and in consideration of the premises and \$1.00 to us in hand paid by Mae Bolt Charles, as Trustee of the Estate of James Preston Charles, deceased, the receipt of which is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said Mae Bolt Charles, as Trustee of the Estate of James Preston Charles, deceased, and her Successors in office and assigns.

All our right, title and interest of every nature and kind whatsoever, both legal and equitable, in and to

All that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, in the City of Greenville, fronting eighty (80) feet on the South side of Hampton Avenue (former West Street), with a depth in parallel lines of two hundred (200) feet, being more fully described in the deed from Laura C. Wehrle to Thomas L. Woodside dated December 3, 1889, recorded in the R. M. C. Office for Greenville County in Book of Deeds VV, page 316.

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 Mae Bolt Charles, as Trustee of the Estate of James Preston Charles, deceased, and her Successors in office and assigns, forever.

And we do hereby bind ourselves and our heirs, executors, administrators and successors, to warrant and forever defend all and singular the said premises unto the said Mae Bolt Charles, as Trustee of the Estate of James Preston Charles, deceased, and her successors in office and assigns, against ourselves and our heirs and successors and against every other person whomsoever lawfully claiming, or to claim, the same or any part thereof.

In witness whereof, the parties have set their hands and seals, and Cherry Investment Company, a corporation of South Carolina, has caused its corporate seal to be hereunto affixed and these presents to be subscribed by its duly authorized officers Anna M. Beaty, as President, and Elizabeth E. Beaty, as Secretary, on this the 17th day of April, in the year of our Lord One Thousand, Nine Hundred and forty, and in the one hundred and sixty-fourth year of the Sovereignty and Independence of the United States of America.

Signed, sealed, and delivered in the presence of:

Charles E. Gilreath) as to Miss Woodside
Walter Stow) Eileen & Charles
Charles E. Gilreath)
Walter Stow)
Margaret C. Gilreath) as to Jennie C. Stow
Walter Stow)

Jennie C. Stow (L. S.)

Nannie C. Pinson (L. S.)

Individually, and as Executrices of the Estate of Fannie S. Charles, deceased.

James Preston Charles, Jr. (L.S.)
Eldest son of James Preston Charles, deceased.