

WALKER, EVANS & COGSWELL CO., CHARLESTON, S. C. 9523

TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA,
Greenville County.

Whereas, I hold in trust funds from the estate of Ella McKellar Townes in favor of her daughter Ella Townes Young under the codicil or her will, filed in the Probate Court for Greenville County in Apartment 296, File 31, and Whereas, I invested said funds in the following described land for the benefit of said Ella Townes Young, NOW, THEREFORE,
I, Henry K. Townes,

KNOW ALL MEN BY THESE PRESENTS, That

in the State aforesaid.

in consideration of the sum of One (\$1.00)

DOLLARS,

to me paid by Henry K. Townes, as Trustee for the said Ella Townes Young,

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 Henry K. Townes, as Trustee for the said Ella Townes Young, his successors and assigns,

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

in the City of Greenville, being the western half of lot No. 18 of the Silas McBee lands, represented by a plat recorded in Plat Book C, page 62, R. M. C. Office for said Greenville County.

Said lot has the following metes and bounds: Beginning on the east side of Mallard Street, 225.1 feet from the southeast corner of Arlington Avenue and Mallard Street, at the corner of lot No. 17, and running thence with the line of lot No. 17, S. 71-09 E. 108.9 feet to a pin; thence southwesterly about 58 feet to a pin on line of Snyder lot (which point is 101.1 feet, from the east side of Mallard Street); thence with the line of Snyder's lot, N. 76-09 W. 101.1 feet to East side of Mallard Street (Snyder's corner) thence with said side of Mallard Street, N. 22 E. 65.4 feet to the beginning corner.

Said lot No. 18 was conveyed to said Henry K. Townes by E. Estelle McBee, et al, by deed dated October 1939, recorded in Deed Book 215, page 94, said R. M. C. Office. Said Henry K. Townes conveyed the Eastern half of said lot No. 18 to Evelyn Chiles Putman by his deed dated November 20, 1939, recorded in Volume 216, page 74, and said Henry K. Townes now declares by this deed his seizure of the remainder of said lot, to-wit: The western half of said lot No. 18, as above described in trust for the use and benefit of Ella Townes Young, upon the following trusts:

Said land and premises shall be held in trust by the said Henry K. Townes for the use and benefit of Ella Townes Young, subject to the provisions in the last will and testament of Ella McKellar Townes, her mother, and the codicil thereto, which said last will and testament is now on file in the Office of the Probate Court for Greenville County in Apartment 296, File 31.

State of South Carolina,
County of Greenville.

I have approved the investment of my said trustee, H. K. Townes, under this deed, he having invested Three Thousand Dollars (\$3,000.00) in the lot and the house thereon for my benefit, which property I am now occupying as a home.

Witness my hand and seal this August 28, 1940.

In the presence of:

Laura Virginia Inman

Ella Townes Young

Mary Seyle

State of South Carolina,
County of Greenville.

Personally appeared before me Laura Virginia Inman and made oath that she saw the within named Ella Townes Young sign, seal and, as her act and deed, deliver the within written Deed for the uses and purposes herein mentioned, and that she with Mary Seyle witnessed the execution thereof.

Sworn to before me this 28th day of August, 1940.

Laura Virginia Inman

Mary Seyle (L. S.)

Notary Public for S. C.

Recorded August 28, 1940 at 11:45 A. M. #12208 BY: E.G.