

TITLE TO REAL ESTATE

4782 PROBENCE-J. ARARD CO.-GREENVILLE

STATE OF SOUTH CAROLINA,

COUNTY OF GREENVILLE.

Know all men by these presents that Southern Guaranty and Trust Company (successor to Title Guarantee and Trust Company), a corporation chartered under the laws of the State of South Carolina and having its principal place of business at Greenville, in the State of South Carolina, as trustee, Thomas L. Brockman and Henry Wilson Brockman, for and in consideration of the sum of two hundred and fifty dollars to them 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), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto Hall & Cox, a corporation chartered under the laws of said State, all that certain lot, piece or parcel of land situate, lying and being in said state and county, in Butler Township, about $1\frac{1}{2}$ miles eastward from Greenville Court House, known and designated as Lot number thirty-four (34) of "Dixie Heights", as shown on the plat recorded in the office of the Register of Mesne Conveyances for said county in Plat Book "H", page 46, and having, according to said plat, the following metes and bounds, to-wit: beginning at a stake on the south corner of Central Avenue and Argonne Street, approximately 512 feet from Westview Road and 614.5 feet from Lowndes Hill road, and running thence S. 43-12 W. Along Central Avenue fifty (50) feet to a stake on corner of Lot No. 35; thence with line of that lot S. 46-48 E. one hundred and fifty (150) feet to a stake on joint corner of Lots Nos. 34, 35, 55 and 56; thence N. 43-12 E. fifty (50) feet along line of Lot No. 56 to a stake on Argonne Street; thence along said street N. 46-48 W. one hundred and fifty feet to the beginning corner. This and the adjoining Lot (No. 35) were conveyed to said Title Guarantee & Trust Co., by Dixie Realty Co., by deed dated April 16, 1928, and recorded in said office in Book 112, at page 371. This grantor holds the title to said two lots as trustee for Thos. L. Brockman and Henry W. Brockman, who are signing the deeds conveying said lots as evidence of their consent to those conveyances, which are intended to terminate said trust and release said grantor corporation from further liability in connection therewith; Lot No. 35 being conveyed to said Thos. L. Brockman simultaneously herewith, and both said beneficiaries being over twenty-one years of age. As a part of the consideration for the execution hereof, said grantee agrees to pay taxes on said premises for the year 1941.

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 its successors and assigns forever. And the said Thomas L. Brockman and Henry W. Brockman do hereby bind themselves and their heirs, executors and administrators to warrant and forever defend all and singular the said premises unto the grantee hereinabove named, and its successors and assigns, against themselves and their heirs, 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 officer, L. O. Patterson, its president and treasurer, and by its directors as trustees under the provisions of Section 7710 of the 1932 Code of Laws of said State (the charter of said corporation having been surrendered voluntarily), and the said Thomas L. Brockman and Henry W. Brockman have hereunto subscribed their names and affixed their seals on this the thirtieth day of June, in the year of our Lord one thousand, nine hundred and forty-one (1941), and in the one hundred and sixty-fifth year of the sovereignty and independence of the United States of America.

Signed, sealed and delivered

in the presence of:

Stanley Batson

Collis Revels

Southern Guaranty and Trust Company, as Trustee,

By: L. O. Patterson, President and Treasurer,

E. M. Blythe, Director.

(See over for other signatures)