

TITLE TO REAL ESTATE

Keys Printing Co., Greenville, S. C.

STATE OF SOUTH CAROLINA,
Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That I, Frankie B. Rice, of Greenville County

in the State aforesaid in consideration of the sum of Three Thousand and No/100 (\$3,000.00)

DOLLARS,

to me paid by Larkin Rice

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 Larkin Rice, as Trustee, his successors and assigns forever:

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

"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, known and designated as Lot No. 15, of the subdivision known as McCullough Heights, as shown on plat thereof recorded in the R. M. C. office for Greenville County in Plat Book E, at page 95, and having the following metes and bounds, to-wit:

"BEGINNING at an iron pin on Donnybrook street, at corner of Lot No. 14, and running thence with the line of Lot No. 14, S. 58-27 E. 185.9 feet to an iron pin in line of Lot No. 13; thence with the line of Lot No. 13, S. 32-20 W. 75 feet to an iron pin, rear corner of Lot No. 16; thence with line of Lot No. 16, N. 58-27 W. 185.8 feet to an iron pin on Donnybrook street; thence along the line of said Donnybrook street, N. 32-20 E. 75 feet to the beginning corner."

This lot is shown on the Township Block Book at Sheet No. 156, Block 1, Lot No. 15, and the grantee is to pay taxes for the year 1945.

In trust, nevertheless, to hold the legal title, to manage, control and maintain said premises, to pay the taxes, fire insurance premiums, repairs and upkeep of said premises, and to maintain and occupy said premises as a home for himself and his children so long as he may desire, with full powers to borrow money and pledge the said premises as security therefore by way of mortgage, as he may deem advisable; and to sell and convey the aforesaid premises by way of mortgage or deed upon whatever terms and conditions as he may see fit, and to execute and deliver any and all such papers as may be necessary for the sale or mortgaging of said premises, and the purchaser or purchasers are not bound to see to the application of the proceeds, and the trustee is not required to account to anyone for his actions in such matters, and the grantor claims no interest in this trust created herein.