

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE.

KNOW ALL MEN BY THESE PRESENTS, That We, Walter J. Sanders, H. H. Sanders, and Charles W. Sanders, Jr., as Trustees duly appointed by a family agreement entered into by and between the members of the family of Charles W. Sanders; and as Trustees appointed by the Decree of the Court of Common Pleas for Greenville County, South Carolina, made and entered in the cause wherein Ida L. Sanders, et al were Plaintiffs against Irene E. Sanders, et al, Defendants; and Ida L. Sanders, in her own right and as Trustee under the Last Will and Testament of C. W. Sanders; and Walter J. Sanders, as Trustee under said Last Will and Testament of C. W. Sanders, in the State aforesaid, for and in consideration of the sum of Six Thousand, Four Hundred and Fifty (\$6,450.00) Dollars to us in hand paid at and before the sealing of these presents by Mary Lee Elrod, in the State aforesaid (the receipt where of is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release, unto the said Mary Lee Elrod;

"All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, and County of Greenville, in the City of Greenville, in the first ward of the City of Greenville, fronting on Townes Street 50.8 feet, and running back 171.7 feet on the lower line, and 179 feet on the upper line, being 89.7 feet wide on the back line, and being a part of the lot of land conveyed to Alice E. Hicks by R. E. McLees and recorded in the R. M. C. Office for Greenville County in Vol. 57, at page 8, and being the same lot of land conveyed by Alice E. Hicks to Carrie Belle Gilreath by deed recorded in the R. M. C. Office for Greenville County in Vol. 71 at page 464; and being the same lot of land conveyed by Carrie Belle Gilreath to C. W. Sanders by deed of record in said office in Book 92 at page 512."

The Grantee is to pay the 1945 taxes.

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 said premises mentioned unto the said Mary Lee Elrod, her Heirs and Assigns forever.

The grantors Ida L. Sanders, in her own right and as Trustee under the Will of Charles W. Sanders, and Walter J. Sanders as Trustee under said Will join in the execution of this deed with the Trustees now vested with the legal title to the aforesaid premises by the terms of the Decree of the Court of Common Pleas for Greenville County, hereinafter referred to and also by the terms of the family agreement likewise hereinabove referred to, in order to vest in the grantee herein the entire title, in fee simple, to the premises above described.

And we do hereby bind ourselves, our successors, Heirs, Executors and Administrators, to warrant and forever defend all and singular the said premises unto the said Mary Lee Elrod, her heirs and assigns against us and our successors, heirs and all other persons whomsoever lawfully claiming, or to claim the same, or any part thereof.

WITNESS our hands and Seals this 30 day of May in the year of our Lord one thousand nine hundred and forty-five and in the one hundred and sixty-ninth year of Sovereignty and independence of the United States of America.

Signed, Sealed and Delivered

in the presence of:

Elizabeth B. Sanders

Grey B. Sanders

Ida L. Sanders (L. S.)

Ida L. Sanders, in her own right and as Trustee under the Will of Charles W. Sanders.

As to Ida L. Sanders, in her own right and as Trustee, etc.

M. W. Copeland

J. P. McLeod

Walter J. Sanders (L. S.)

Walter J. Sanders, as Trustee under the Will of Charles W. Sanders.

As to Walter J. Sanders, as Trustee under the Will of Charles W. Sanders, and as to Walter J. Sanders as Trustee under the Decree of the Court, etc.

M. W. Copeland

J. R. McLeod

Walter J. Sanders (L. S.)

Walter J. Sanders, as Trustee under the Decree of the Court of Common Pleas for Greenville County, S. C., and under the family agreement.

Witnesses as to C. W. Sanders, Jr. as Trustee under the Decree of the Court, etc.

C. W. Sanders, Jr. (L. S.)

C. W. Sanders, Jr., as Trustee under the Decree of the Court of Common Pleas for Greenville County, S. C., and under the family agreement.