

TITLE TO REAL ESTATE

Keys Printing Co., Greenville, S. C.

STATE OF SOUTH CAROLINA,
Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That We, William H. Hood, Kate H. Hood and Charles H. Blaum,

in the State aforesaid.
in consideration of the sum of Twenty-eight Thousand and no/100 (\$28,000.00)

DOLLARS,

to us paid ~~xx~~ one-half by T. A. Roe, and Leila C. Roe, as Trustees, and one-half by Leila C. Roe and T. A. Roe, Jr.,

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, ~~xxxxxxx~~ an undivided one-half interest to T. A. Roe and Leila C. Roe, as Trustees, for Leila C. Roe, and T. A. Roe, Jr.; and an undivided one-half interest to Leila C. Roe for the term of her life, and then to T. A. Roe, Jr., his heirs and assigns forever,

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

at the Southwestern corner of Buncombe and Academy Streets, in the City of Greenville, and described as follows:

Beginning at a stake at the Southwestern corner of Academy and Buncombe Streets and running thence with the Western side of Academy Street, S. 24-41 W. 129.65 feet to a stake; thence N. 52-34 W. 84 feet to a stake; thence N. 23-57 E. 4 feet to a stake; thence N. 49-54 W. 40.4 feet to a stake; thence N. 28-43 E. 64.4 feet to a stake; thence N. 51-52 E. 86.35 feet to a stake on Buncombe Street; thence with the Western side of Buncombe Street, S. 33-53 E. 88.8 feet to the beginning corner.

This is the same property conveyed to Mae H. Brooks and Ernestine Blaum by C. N. and Rose E. Garing by deed dated March 29, 1938, recorded in Book of Deeds 203 at Page 11; the said Ernestine Blaum died intestate May 13, 1939, leaving as her only heirs May H. Brooks, her Mother, and Charles H. Blaum, her Brother, all of which more fully appears by a record of said Estate filed as Apartment 407, File 21, in the office of the Probate Judge for Greenville County, thus vesting her one-half interest in the said Mae H. Brooks and Charles H. Blaum; the said Mae H. Brooks died testate February 11, 1943, and by her will filed on March 23, 1943, in Apartment 460, File 27, devised a one-fourth interest to William H. Hood and Kate H. Hood for their lives, and then to Charles H. Blaum; and devised the other one-half interest, as well as any other interest in the property, to Charles H. Blaum, as residuary devisee.

The Trust Agreement dated December 30, 1942, recorded in Book of Deeds 276 at Page 445, under which T. A. Roe and Leila C. Roe take an undivided one-half interest, contains the following provision:

"The Trustees named herein, or any Trustee acting under this instrument by appointment of the Court, or otherwise.....have the following specific powers....."

"(b) To sell, or exchange, any property acquired as a part of the corpus of the trust estate, whether real or personal, upon such terms, and at such prices, as the Trustees deem best."

"(d) To borrow money and secure it by note, mortgage, trust agreement, or other encumbrances or credit instruments."

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE.

PERSONALLY comes before me W. T. Henderson who on oath says that she the within named Chas. H. Blaum and Kate H. Hood sign, seal and as their act and deed deliver the foregoing deed and that he with B. A. Morgan witnessed the execution of the same.

Sworn to and subscribed before me

this the 16th day of June, 1945.

W. T. Henderson.

B. A. Morgan (SEAL)

Notary Public, S. C.

Probate recorded June 16th, 1945 at 1:04 P. M. #7046 BY:E.G.