

TITLE TO REAL ESTATE—Prepared by LOVE, THORNTON & BLYTHE, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

Know All Men by These Presents:

That I, Charles H. Cely, in the State aforesaid, in consideration of the sum of ONE DOLLAR AND THE PREMISES***** DOLLARS,

to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (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 C. H. Cely, as Trustee, his successors and assigns forever:

All that lot of land in Greenville County, State of South Carolina, on the Western side of Melville Avenue, in the City of Greenville, being shown as lot No. 7, on plat of the Calhoun Property, and being more particularly described, according to said plat, as follows:

BEGINNING at an iron pin on the Western side of Melville Avenue, at the joint corner of lots 7 and 8, and running thence with the Western side of Melville Avenue N. 17-47 E. 70 feet to an iron pin; thence N. 72-13 W. 267.4 feet to an iron pin; thence S. 27-11 W. 4.6 feet to an iron pin; thence S. 6-07 E. 73.1 feet to an iron pin at corner of lot 8; now owned by Charles H. Cely; thence with the line of said lot, S. 72-13 E. 239 feet to an iron pin on Melville Avenue, the point of beginning.

Being the same premises conveyed to the grantor by Alfarata Calhoun Downs. IN TRUST NEVERTHELESS, for the following uses and purposes:

To hold, manage, lease, release, sell and convey said property upon such terms as the Trustee deems best in his absolute discretion, with full power to borrow money and to secure its payment by a mortgage or other encumbrance for any purpose, and with full power to refinance any loan as often as he deems necessary in his absolute discretion, and after the payment of all costs, including taxes, insurance, repairs, maintenance and improvements, to pay over the net proceeds to B. C. Cely, C. H. Cely, J. V. Cely, R. E. Cely and W. H. Cely, in equal shares.

The grantor acquired this property as Trustee for the uses and purposes set out in this deed but the trust or the powers were not set forth in said deed and the purpose of this deed is to conform the record title to the actual title.

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 before mentioned unto the grantee(s) hereinabove named, and his successors and Assigns forever.

And the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s) Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and the grantee's(s) Heirs and Assigns against the grantor(s) and the grantor's(s) Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the grantor's(s) hand and seal this 7th day of December in the year of our Lord One Thousand Nine Hundred and Fifty-Four

Signed, Sealed and Delivered in the Presence of

Witness signatures: E. W. King, Ben C. Thornton, Charles H. Cely (Seal), and two blank lines for seals.

STATE OF SOUTH CAROLINA, Greenville County

Personally appeared before me Fna W. King

and made oath that s he saw the within named grantor(s) Charles H. Cely sign, seal and as his act and deed deliver the within written deed, and that s he, with Ben C. Thornton witnessed the execution thereof.

Sworn to before me this 7th day of December, A. D. 1954. Ben C. Thornton (Seal) Notary Public for South Carolina

Signature of Fna W. King

STATE OF SOUTH CAROLINA, Greenville County

RENUNCIATION OF DOWER

I, Ben C. Thornton Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Mary S. Cely wife of the within named Charles H. Cely did this day appear before me, and upon being privately and separately examined by me, did declare that she does freely, voluntarily and without any compulsion, dread or fear of any person or persons whomsoever, renounce, release, and forever relinquish unto C.H. Cely, as Trustee, his successors Heirs and Assigns, all her interest and estate, and also her right and claim of Dower of, in or to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this 7th day of December, A. D. 1954. Ben C. Thornton (Seal) Notary Public for South Carolina

Signature of Mary S. Cely

Cancelled documentary stamps attached: S. C. \$; U. S. \$; Recorded this 21st day of December 1954 at 2:26 P. M., No. 29286

216-1-7-3