

BOOK 580 PAGE 244

State of South Carolina,

Greenville County

FILED
GREENVILLE CO. S. C.

Know all Men by these presents, That

JUL 12 4 20 PM 1957

I, J. H. Mauldin, of Greenville County,

OLLIE F. WORTH
R. M. C.

in the State aforesaid, in consideration of the sum of

One and No/100 - - - - - (\$1.00) Dollars
and assumption of mortgage set out below;
to me paid by J. H. Mauldin, as Trustee for W. R. Mauldin,

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 J. H. Mauldin, as Trustee for W. R. Mauldin, his successors and assigns forever:

All that piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Greenville, Paris Mountain Township, being known and designated as Lot No. 1, together with an adjoining triangular strip immediately south thereof, of a subdivision known as Mauldin Meadows, as shown on plat thereof prepared by C. C. Jones and Associates, November 2, 1955, and recorded in the R. M. C. Office for Greenville County in Plat Book "EE", at Page 151, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the eastern corner of the intersection of the North Parker Road with Mauldin Circle, and running thence with the eastern side of Mauldin Circle, N. 26-15 E. 80 feet to an iron pin at the joint front corner of Lot No. 2; thence with the line of Lot No. 2, S. 63-45 E. 145 feet to an iron pin near the margin of a lake; thence S. 22-40 W. 80.2 feet to an iron pin; thence continuing S. 20-15 W. 37 feet, more or less, to a point on the northeastern side of the North Parker Road; thence with the northeastern side of said Road in a northwesterly direction, following the curvature thereof, 165 feet, more or less, to the beginning corner; and being a portion of the property conveyed to me by R. W. Robinson, same as W. R. Robinson, by deed dated November 19, 1948, and recorded in the R. M. C. Office for Greenville County in Deed Vol. 365, at Page 416.

This conveyance is subject to restrictions recorded in the R. M. C. Office for Greenville County in Deed Vol. 538, at Page 353, together with other rights-of-way for installation and maintenance of public utilities.

It is agreed that as a part of the consideration of this conveyance, the Grantee assumes and agrees to pay the balance due on a certain note and mortgage executed by J. H. Mauldin in favor of the First Federal Savings and Loan Association of Greenville, being recorded in the R. M. C. Office for Greenville County in Mortgage Book 637, at Page 49.

The Grantee herein, J. H. Mauldin, as Trustee for W. R. Mauldin, is hereby authorized and directed to hold the legal title to the above described property to collect the rents and profits, pay taxes, fire insurance premiums, and all other expenses, and to do any and all other acts necessary and proper to manage and conserve said property and to pay the proceeds derived therefrom for the sole and separate use of W. R. Mauldin. The Trustee is hereby given full power to sell, mortgage or lease said property, giving any purchaser a fee simple general warranty deed thereto, and to reinvest the proceeds thereof for the sole and separate use of W. R. Mauldin. No purchaser

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