

DEC 27 10 41 AM 1957

BOOK 590 PAGE 37

State of South Carolina,

Greenville County

LILLIE F. BARNWORTH
R. M. C.

Know all Men by these presents, That I, J. H. Mauldin, of Greenville County

in the State aforesaid, in consideration of the sum of Ten Thousand Five Hundred and no/100

(\$10,500.00) ----- Dollars

to me paid by J. T. Collins, as Trustee for W. M. Batson, 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 unto the said J. T. Collins, as Trustee for W. M. Batson, Jr., his successors and assigns forever:

All that certain piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Greenville, in Chick Springs Township, on the southwest side of Tiffany Drive, being known and designated as Lot No. 16 of Cardinal Park, property of Oscar L. Ayers, as shown on plat made by R. K. Campbell, April 24, 1949, and recorded in the R. M. C. Office for Greenville County in Plat Book W, at Page 27, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwest side of Tiffany Drive, at corner of Lot No. 15, and running thence with the line of Lot No. 15, S. 68-09 W. 182.3 feet to an iron pin at the joint corner of Lots Nos. 15, 16, 33 and 34; thence with the rear line of Lot No. 33, S. 24-34 E. 70 feet to an iron pin at the joint corner of Lots Nos. 16, 17, 32 and 33; thence with the line of Lot No. 17, N. 68-10 E. 180.3 feet to an iron pin on Tiffany Drive; and thence with the southwest side of Tiffany Drive, N. 22-57 W. 70 feet to the beginning corner; and being the same conveyed to me by Bena M. Davis by deed dated May 22nd, 1957, and recorded in the R. M. C. Office for Greenville County in Deed Vol. 577, Page 204.

Upon the following trust, nevertheless:

1. To hold the legal title to said lot, to make improvements thereon, and to manage, control and rent same; to sell and convey said property by fee simple, general warranty title at public or private sale for such price and upon such terms as the Trustee shall deem advisable; to pay all expenses in connection with the trust and to pay over the net profits to W. M. Batson, Jr.
2. Said trustee shall have, and is hereby given, full power and authority to borrow money, to make, execute and deliver any notes and mortgages, and to pledge and convey by way of mortgage, said property as security for same, or any renewals thereof.
3. No purchaser or other person dealing with the Trustee, shall be required to see to the proper application of the proceeds of any sale or mortgage of said property.
4. In the event of the death or resignation of said Trustee, his successor shall be named by W. M. Batson, Jr., and such successor shall have the same rights, power and authority as herein provided.

P15.8-7-16

