BOOK 607 PAGE 161

## State of South Carolina, 28EP 2752 MISSIAN 1530

Greenville County

Charlette worth







Know all Men by these Presents, That David L. Powell and Franklin A. Folk

in the State aforesaid,

in consideration of the sum of SIX HUNDRED AND NO/100 Dollars and assumption of Dollars mortgage as set out below,

to them paid by Franklin A. Folk, as Trustee for Daniel P. Folk,

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

Franklin A. Folk, as Trustee for Daniel P. Folk,

All that piece, parcel or lot of land in Butler

Township, Greenville County, State

of South Carolina. being known and designated as Lot Number 52 of a subdivision known as McSwain Gardens, a plat of which is of record in the R. M. C. Office for Green-ville County in Plat Book GG at page 75, and having the following metes and bounds, to=wit:

BEGINNING at a point on the Southern side of Shadydale Court at the joint front corner of Lots 51 and 52 and running thence S. 03-02 E. 218.3 feet to a point at the joint rear corners of Lots 51 and 52; thence S. 80-30 W. 85 feet to a point at the joint rear corners of Lots 52 and 53; thence N. 10-12 W. 238.7 feet to a point on the Southern side of Shadydale Court at the joint front corner of Lots 52 and 53; thence with the Southern side of Shadydale Court N. 88-26 E. 64.7 feet to a point; thence continuing with the Southern side of Shadydale Court S. 84-34 E. 50.3 feet to the point of beginning.

This deed is executed subject to existing and recorded restrictions and rights of way.

Being the same property conveyed to Grantors by deed recorded in Deed Book 586 at page 33.

Subject to the following trusts:

- 1. Trustee shall have full power to sell, mortgage and manage the said property as he may see fit and to convey a fee simple title to any purchaser.
- 2. To collect any monies from the sale or renting of said property and to re-invest or them for the benefit of Daniel P. Folk and the purchaser is not required to look into the application of er spending of any of the proceeds.

The Grantee assumes and agrees to pay the balance due on a mortgage of David L. Powell and Franklin A. Folk to William R. Timmons, Jr. and W. T. Patrick in the amount of \$1308.40, said mortgage recorded in Mortgage Book 727 at page 309 in the original sum of \$1376.10.

277.2-4-7