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GREENVILLE CO. S. C.

BOOK 802 PAGE 331

# State of South Carolina,

Greenville County

JUL 19 4 23 PM 1966

CLLIE F. HOSWORTH  
R.M.C.

Know all Men by these Presents, That Jay C. Howard and Gladys B. Howard

in the State aforesaid,

in consideration of the sum of Six Thousand Eight Hundred and no/100--- Dollars  
to them paid by James Theodore as Trustee for Melodie Elaine Theodore

in the State aforesaid, the receipt whereof is hereby acknowledged, have granted, bargained, sold and re-  
leased, and by these presents do grant, bargain, sell and release unto the said

*[Handwritten initials]*  
James Theodore as Trustee for Melodia Elaine Theodore; his successors and  
assigns forever,

All that piece, parcel or lot of land in Greenville Township, Greenville County, State  
of South Carolina. in the City of Greenville, shown and designated as Lot  
12 on a plat of Essex Court, recorded in Plat Book W at page 31, and  
having according to said plat the following metes and bounds:

BEGINNING at an iron pin at the joint front corner of Lots 11 and 12  
on the Western side of Essex Court and running thence with the line of  
Lot 11, S. 86-15 W. 108.6 feet to a pin; thence N. 1-50 W. 66.54 feet  
to a pin; thence N. 86-15 E. 106.4 feet to a pin on Essex Court; thence  
with the Western side of Essex Court, S. 3-45 E. 66.5 feet to the point  
of Beginning.

Being the same property conveyed to the Grantors by deed recorded in  
Deed Book 556 at page 337.

In trust nevertheless for the following uses and purposes:

1. To hold, manage and control said property until said Melodie Elaine Theodore attains the age of 21 years.
2. With full power to collect all rents and income arising from said property and after payment of insurance, taxes and repairs, to pay over the net balance to Melodie Elaine Theodore, or to use the same for the benefit of the family of the trustee.
3. With full power to mortgage, sell and convey said property in the absolute discretion of the Trustee and with no obligation upon the part of the purchaser to see to the application of the proceeds of sale.
4. Upon Melodie Elaine Theodore attaining the age of 21, the title to said property shall vest in her in fee simple, freed and discharged of all trusts.

Grantee to pay 1966 taxes. (Continued on next page)

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