GREENVILLE CO. S. C.

TITLE TO REAL ESTATE-Love, Thornton, Arnold & Thomason, Lawyers Building, Greenville, S. C.

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

DEC 2 8 34 AM 1956

HIMSH CALLUD

KNOW ALL MEN BY THESE PRESENTS, that

Lee Roy Smith and Frances A. Smith

in consideration of

Sixteen Hundred and No/100 -----

Dollars,

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto Charles H. Cely, as Trustee, his successors and assigns,

All that lot of land in the State of South Carolina, County of Greenville, on the western side of Duke Street, near the City of Greenville, shown as Lot 20, Section 2, on plat of Dunean Mills, recorded in Plat Book S at Page 173, and described as follows:

BEGINNING at an iron pin on the western side of Duke Street, at the corner of Lot 19, and running thence with the western side of said Street, N. 20-44 E. 70 feet to iron pin at corner of Lot 21; thence with the line of said lot N. 64-16 W. 139.9 feet to iron pin on a 15 foot alley; thence with the eastern side of said alley S. 28-44 W. 70 feet to iron pin at the corner of Lot 19; thence with the line of said lot S. 64-16 E. 142.4 feet to the beginning corner.

Being the same property conveyed to the grantors by deed recorded in Deed Book 377 at Page 39.

The house located on said lot is now known as 45 Duke Street.

In trust, nevertheless, for the following uses and purposes: To hold, manage, control, lease, sell and convey upon such terms as said Trustee deems best, in his absolute discretion, and with full power to borrow money and secure the payment thereof by the execution of mortgage, or otherwise, and with full power to refinance any indebtedness from time to time, and after payment of all costs of administering said trust, improvements to property, insurance, taxes and repairs, to pay over the net proceeds to B. C. Cely, C. H. Cely, J. V. Cely and R. E. Cely, in equal shares.





together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining; to have and to hold all and singular the premises before mentioned unto the grantee(s), and the grantee's(s') heirs, successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s') heirs, successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s') heirs, successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof. WITNESS the grantor's(s') hand(s) and seal(s) this 29 day of

November

SIGNED, sealed and delivered in the presence of:

(SEAL) (SEAL)

(SEAL)

0

D.

N

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named witnessed the execution thereof.

SWORN to before me this 29

day of

November

,66

Notary Public for South Carolina

(SEAL)

RENUNCIATION OF DOWER

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named grantor(s) respectively, did this day appear before me, and each, 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 whomsoever, renounce, release and forever relinquish unto the grantee(s) and the grantee's(s') heirs, successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this 29 November 1966.

_(SEAL)

Som tan Notary Public for South Carolina.

2nd., day of December RECORDED this

__ 19<u>__ 66,</u> at__ 8:34

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