

TITLE TO REAL ESTATE—Love, Thornton, Arnold & Thomas, Lawyers Building, Greenville, S. C.

JUL 24 11 54 AM '69
OLLIE FARNSWORTH
R. M. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that I, Dorothy Lee Tapp

in consideration of One Hundred and 000/100..... Dollars,
\$100.00 ~~and one hundred and 000/100.....~~

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto Emmie Lou B. Swedenberg, as trustee for Hugh Thomas Swedenberg, III, her heirs 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, being known and designated as Lot No. 137 on plat of property of Country Club Estates by Dalton & Neves, Engineers, dated October, 1926, recorded in Plat Book G at pages 190-191 in the RMC office for Greenville County and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a stake on the Northeastern corner of Wilmont Lane (formerly Park Lane) and Granada Drive and running thence with Northern side of Wilmont Lane, N 61-15 E 62 feet to a stake; thence N 71-26 E 107.2 feet to a stake at corner of Lot No. 138; thence with line of said lot, N 16-13 W 60 feet to a stake at corner of Lot No. 136; thence with line of said lot, S 69-25 W 175 feet to a stake on Granada Drive; thence with eastern side of Granada Drive, S 5-43 E 50 feet to a stake; thence with curve of the intersection of Wilmont Lane and Granada Drive, 22 feet to the beginning. This property is conveyed in trust subject to the following provisions:

- (1) To hold, manage, control, rent or lease for the benefit of Hugh Thomas Swedenberg, III.
- (2) To pay insurance, taxes and assessments on this property and to maintain it in proper repair.
- (3) To collect income and rents from this property and after deducting costs of Item 2 above to pay over the net income and rent to the beneficiary or in the trustee's discretion accumulate such income for the expenses of support or education.
- (4) To mortgage or borrow money on the property provided that the proceeds from such loans shall be used for improvements on this property.
- (5) To sell this property at such time and upon such terms as the trustee may in her sole discretion, deem to be in the best interest of the beneficiary. In the event of such sale, the proceeds are to be re-invested as the trustee shall determine not being limited by the laws of the State of South Carolina in regard to investment by trustees and such re-investment shall be subject to the provisions of this trust.
- (6) To employ agents as required for the management of this property.
- (7) To execute and deliver to the beneficiary a fee simple deed conveying this property to him together with any accumulated income at such time as he shall attain the majority. Upon the delivery of such deed, this trust shall cease.
- (8) Any purchaser is not required to follow the proceeds of any sale by the trustee.

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 assigns against the grantor(s) and the grantor's(s') heirs, successors and assigns 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 23rd day of July 1969.

SIGNED, sealed and delivered in the presence of:

Rebecca B. Stapp (SEAL)
Dorothy Lee Tapp (SEAL)
Belford (SEAL)
 _____ (SEAL)

STATE OF SOUTH CAROLINA } PROBATE
COUNTY OF GREENVILLE }

Personally appeared the undersigned witness and made oath that (s)he saw the within named (grantor(s) sign, seal and as the grantor's(s') act and deed deliver the within deed and that (s)he, with other witness subscribed above witnessed the execution thereof.

SWORN to before me this 23rd day of July 19 69

Belford (SEAL)
 Notary Public for South Carolina My Commission Expires 1/1/1971
Rebecca B. Stapp

STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER (WOMAN GRANTOR)
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 _____ day of _____ 19 _____ (SEAL)

Notary Public for South Carolina.
My commission expires: _____

RECORDED this 24 day of July 19 69, at 11:54 A. M., No. 1901

211-4-18
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