

TITLE TO REAL ESTATE—Offices of Eric, Bozeman & Grayson, Attorneys at Law, Greenville, S. C.

JAN 18 10 04 AM '71

OLLIE FARNSWORTH R.M.C. STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

Greenville County Stamps Paid \$ 1.10 Act No. 380 Sec. 1

KNOW ALL MEN BY THESE PRESENTS, that I, Felicia C. Machen, of Greenville County

in consideration of Eight Hundred and No/100 (\$800.00)----- 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 Eugene E. Stone, Jr., as Trustee for Charles B. Stone, 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 Greenville Township, near the corporate limits of the City of Greenville, and being known as Lot No. 1 on plat by Joseph T. Lawrence of October 24, 1913, recorded in the R. M. C. Office for Greenville County in Plat Book C at page 128, the said lot having the following metes and bounds, to-wit:

BEGINNING at a stone on the south side of Dunbar Street and running thence S. 12-14 W. 106 feet; thence S. 75 E. 31.8 feet to a stake, corner of Lot Number 2; thence along said lot, N. 14-30 E. 105.4 feet to a stake on Dunbar Street; thence along Dunbar Street, N. 76 W. 36.17 feet to the beginning corner; being the same property conveyed to Tierce R. Machen by Martha Logan Eubanks, individually and as Executrix of the Estate of Annie L. Caldwell, et al. by deed dated January 25, 1956, and recorded in the R. M. C. Office for Greenville County in Deed Vol. 550 at Page 387. The said Tierce R. Machen died April 23, 1965, leaving of force his last will and testament wherein he devised all his property to his wife, Felicia C. Machen, the grantor herein, Tierce R. Machen's last will and testament being filed in the Probate Court for Greenville County in Apartment 902, File 19.

IN TRUST to hold the legal title to the above described property and manage the same for the use and benefit of the beneficiary above named; to sell said property at such price and upon such terms as the Trustee, in his discretion, shall deem advisable and reinvest the proceeds of sale; to rent or lease said property upon such terms as he shall deem advisable, and use the rental income, or so much thereof as the Trustee deems advisable, for the support, maintenance, education and benefit of the beneficiary in the manner, at the time or times, and to the extent that the Trustee, in his discretion, deems suitable and proper; to pay the taxes charged against said property, to keep the same insured against loss by fire or windstorm, and to make any repairs to the buildings or improvements thereon which he shall deem necessary or advisable, and to mortgage the property if necessary or advisable in his discretion to make such repairs or improvements or pay other costs or expenses. At such time as the said beneficiary shall attain the age of

(OVER)

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)' heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor(s)' heirs or successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee(s)' heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor(s)' hand(s) and seal(s) this 12th day of January 19 71

SIGNED, sealed and delivered in the presence of: Carolyn G. Goffett Joseph H. Paul, Jr.

Felicia C. Machen (SEAL)

(SEAL) (SEAL) (SEAL)



STATE OF SOUTH CAROLINA - COUNTY OF GREENVILLE

PROBATE

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

SWORN to before me this 12th day of January 19 71

Joseph H. Paul, Jr. (SEAL)

Carolyn G. Goffett

Notary Public for South Carolina. My Commission Expires: 8-14-79

STATE OF SOUTH CAROLINA - COUNTY OF

RENUNCIATION OF DOWER

Woman Grantor.

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)' heirs or 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.

255-113-9-26