

KNOW ALL MEN BY THESE PRESENTS, that JOHN P. THACKSTON

In consideration of Three Thousand and No/100-----Dollars,
and subject to mortgage described below
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release
unto ELAINE D. CHILDERS, AS TRUSTEE FOR PETER DUFFY CHILDERS, her successors and
assigns;

ALL that lot of land in the City of Greenville, County of Greenville, State of South Carolina, known and designated as Lot No. 154 on Plat of Pleasant Valley Subdivision, recorded in Plat Book "P" at Page 93 of the RMC Office for Greenville County, South Carolina, said lot having a frontage of 60 feet on the northerly side of Potomac Avenue, a parallel depth of 160 feet and a rear width of 60 feet.

This conveyance is made subject to any restrictions, rights-of-way, or easements that may appear of record on the recorded plat(s) or on the premises.

This property is subject to certain note and mortgage given to Cameron-Brown Company, on which there is a balance due of \$ 7,130.23; said mortgage being recorded in Mortgages Volume 995, Page 311.

This is the same property conveyed to the grantor by deed recorded in the RMC Office for Greenville County, S. C., in Deed Volume 774, Page 27.

TO HAVE AND TO HOLD all and singular the said premises before mentioned unto the grantee herein above named, her successors and assigns, forever in trust nevertheless for Peter Duffy Childers, to hold the legal title; to lease and collect rents; to make improvements and necessary repairs; to mortgage; to sell the whole or any part thereof on such terms and conditions as she may see fit and to execute to the purchaser or purchasers thereof a good fee simple title thereto. The proceeds of such sale, after deduction of the costs thereof, to be applied for the benefit of the named beneficiary. The purchaser or purchasers shall not be required to see to the application of the proceeds of such sale or sales made by the Trustee.



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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(s) hand(s) and seal(s) this 18th day of January 19 72

SIGNED, sealed and delivered in the presence of:

John P. Thackston (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 18th day of January 19 72

Edward R. Harmon (SEAL)
Notary Public for South Carolina.

Peggy M. Kinney

My Commission Expires September 3, 1979

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

RENUNCIATION OF DOWER

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 18th day of January 19 72

Edward R. Harmon
Notary Public for South Carolina.
My Commission Expires September 3, 1979

John P. Thackston

RECORDED this 20th day of January 19 72, at 10:53 A. M., No. 19711