

300 Grove Rd,
Greenville, S.C.

GREENVILLE CO. S. C.

Aug 18 12 02 PM '73

DONNIE S. TANKERSLEY
R.M.C.

VOL 1041 PAGE 420

STATE OF SOUTH CAROLINA)

TITLE TO REAL ESTATE

COUNTY OF GREENVILLE)

WHEREAS, Rachel T. Wilson conveyed all of Lot No. 1, Block A and a five foot strip of Lot No. 2, Block A, adjacent to Lot No. 1, said property being at the southwestern corner of the intersection of Grove Road and Kim Street, which Lot No. 1 and portion of Lot No. 2 are shown on a plat recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book J at Page 68 and 69 to "Frances W. Page, as Trustee in trust for R. M. Page, Jr., her successors and assigns, in fee simple, absolutely and forever, with the powers and duties hereinafter stated," by Deed dated December 14, 1971, said Deed being recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 931 at Page 530; and,

WHEREAS, said Deed referenced hereinabove states in pertinent part that "The Trustee shall hold the legal title to said property, with the power to sell said property and re-invest the proceeds of sale in other property, not limited to property authorized by law for investment of trust funds, and may re-sell and re-investment without exhaustion of said power; the Trustee shall put the trust property to bearing income, and use the same to pay on said mortgage debt, taxes and other necessary expenses and costs, and accumulate any surplus income, and turn said property, together with any surplus, to the said R. M. Page, Jr., when he reaches the age of thirty-five years, and thereupon this trust shall terminate and end. Furthermore, the Trustee is given all other powers necessary to carry out the terms of this trust, according to its true intent and meaning."; and,

WHEREAS, it is the desire of Rachel T. Wilson, the Settlor of the trust created in said Deed referenced hereinabove to have R. M. Page, Jr. receive all right, title and interest in and to said property immediately without the requirement that he attain the age of thirty-five; and,

WHEREAS, Frances W. Page, the Trustee of said trust agrees to convey all right, title and interest in and to said property which she is holding in trust to R. M. Page, Jr. free of trust;

NOW, THEREFORE, Frances W. Page, as Trustee in trust for R. M. Page, Jr. and Rachel T. Wilson, in consideration of Ten and no/100 (\$10.00) Dollars and love and affection, the receipt of which is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto R. M. Page, Jr., his successors and assigns, in fee simple, absolutely and forever, and free of trust, the following real estate:

ALL that piece, parcel or lot of land situate in the City of Greenville, in the County of Greenville, and State of South Carolina, lying and being at the southwestern corner of the intersection of Grove Road and Kim Street, and being shown and designated as all of Lot No. 1 Block A, and a 5 foot strip of Lot No. 2 Block A, adjacent to Lot No. 1, as shown on a plat recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book J at page 68 and 69, and having the following metes and bounds, to wit: - 519-219-10-1

BEGINNING at an iron pin at the southwestern corner of the intersection of Grove Road and Kim Street and running thence along Kim Street N. 47-38 W. 100 feet to an iron pin; thence along Kim Street N. 80-33 W. 75 feet to an iron pin on an un-named street; thence along the un-named street S. 26-02 W. 30 feet to an iron pin; thence S. 63-58 E. 170 feet to an iron pin on Grove Road; thence with Grove Road N. 26-02 E. 70 feet to the beginning corner;

This property is conveyed subject to all such restrictions, easements, or rights-of-way as may be located on said property, and to such thereof as may be of record in the R.M.C. Office aforesaid and applicable to said property.

4328 RV-23