

1149-230

Grantee's mailing address is:

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

77 Barclay Drive, Travelers Rest, SC

12 38 PM '81

KNOW ALL MEN BY THESE PRESENTS, that BILLY B. BOYER AND MARIAN S. BOYER

LOVE, THORNTON, ARNOLD & THOMASON  
File # 21806 Alt. Deed Sec. 44  
N. O. 1007 Robert A. Bailey as Trustee for Gene Johnson  
Div. St. # 506.08-1-94

Handwritten signature: Gene Johnson

Thirteen Thousand Five Hundred Fifty Five & 98/100ths (\$13,555.98) and the Assumption of the Below in consideration of the sum of Mentioned Mortgage Dollars the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said

ROBERT A. BAILEY AS TRUSTEE FOR GENE JOHNSON

All that piece, parcel or lot of land together with the improvements thereon, situate on the western side of Barclay Drive, in the County of Greenville, State of South Carolina, being shown as Lot No. 77 on a plat of Sunny Slopes, Section One, dated February 8, 1971 prepared by C. O. Riddle, Surveyor, and recorded in the Office of the RMC for Greenville County in Plat Book 4R at Page 3 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Barclay Drive, at the joint front corner of Lots 76 and 77 and running thence with Lot 76 N 73-54 W 150 feet to an iron pin at the joint rear corner of Lots 76 and 77; thence with Lots 82 and 81 N 16-06 E 80 feet to an iron pin at the joint rear corner of Lots 77 and 78; thence with Lot 78 N 73-54 W 150 feet to an iron pin on Barclay Drive; thence with said Drive S 16-06 W 80 feet to the point of beginning. 8 (367) 506.8-1-77

This is the same property conveyed to the Grantors by deed of Dennis C. Moody, et al, recorded April 6, 1981 in Deed Book 1145 at Page 704 in the Office of the RMC for Greenville County, S.C.

This conveyance is made subject to any and all existing reservations, easements, rights of way, zoning ordinances or protective or restrictive covenants that may appear of record or on the premises.

As a part of the consideration herein, the Grantee assumes and agrees to pay the balance due on a mortgage original to North Carolina National Bank recorded in the Office of the RMC for Greenville County in Mortgage Book 1432 at Page 549, the present mortgage balance being \$24670.02.

As a further part of this conveyance, the Grantors assign, set over and transfer unto the Grantee all their right, title and interest in and to any and all escrow funds held by the mortgagee in connection with the mortgage being assumed.

IN TRUST NEVERTHELESS FOR THE FOLLOWING USES AND PURPOSES:

To hold, manage, lease, re-lease, sell and convey said property upon such terms as the Trustee deems best in his absolute discretion, with full power to borrow money and to secure its payment by mortgage or other encumbrance for any purpose and will full power to refinance any loan as often as he deems necessary in his absolute discretion, and after the payment of all costs, including taxes, insurance, repairs, maintenance and improvements, to pay over to the next proceeds either from the income or from the sale of any property to Gene Johnson, the share of any deceased beneficiary to fo to said deceased beneficiary's heirs if intestate, or to said deceased's devisees or legatees if testate. In the event that this trust is terminated upon the death or legal disability of the trustee, or unless sooner terminated by the consent of the beneficiary, the beneficiary shall select continued on next page

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