

NOW, Therefore, Know all men by these Presents, that I, FRANK P. McGOWAN, JR., as Master, in and for the County of Greenville, aforesaid, in consideration of the sum of Thirty Thousand Five Hundred and No/100----- (\$30,500.00) ----- Dollars, to me paid by the said

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 Elaine D. Childers, as Trustee for Peter Duffy Childers, an undivided one-half (1/2) interest and unto Evelyn H. Wilkins as Trustee for Robert T. Wilkins, an undivided one-half (1/2) interest.

All that piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being on the southeastern side of Augusta Road, near the City of Greenville, in the County of Greenville, State of South Carolina, and being known and designated as the property of W. N. Leslie, by plat prepared by Carolina Surveying Company, dated November, 1972, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of Augusta Road which iron pin is at the joint corner of this property and property now or formerly of S & M Realty Co. and is situated 114.7 feet northeast from the intersection of Augusta Road and Macnees Drive, and running thence with the southeastern side of said road N. 44-46 E. 134.5 feet to an iron pin in the line of property now or formerly of Mimms; running thence with the Mimms line S. 19-27 E. 166.65 feet to an iron pin; thence running S. 44-46 W. 97.1 feet to an iron pin in the line of property now or formerly of Pennell; thence running N. 32-07 W. 154.1 feet to an iron pin, point of beginning.

The property was sold subject to any past due or accruing property taxes; also subject to the 120-day right of redemption of the United States of America.

This is the same property conveyed to T.J. & R. Metal Works, Inc. by deed of W. N. Leslie dated April 3, 1975 and recorded April 4, 1975 in the RMC Office for Greenville County in Deed Book 1336 at Page 214.

In Trust:

In trust to hold the legal title, keep the building in proper repair, lease the premises upon terms and conditions satisfactory to the trustees, to collect the rents, pay the ad valorem taxes or other assessments by the County or State, with full power and authority to sell the property at such price for cash or upon terms they may think reasonable and to make good and sufficient deed to the purchaser conveying a good marketable title in fee simple. The trustees to divide the net proceeds equally each six months and pay over to their respectable beneficiaries their share. The purchaser shall not be required to see to the application of the proceeds from the sale of the property.

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