

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville }

S. C. NTC
PI '82
ASLEY

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KNOW ALL MEN BY THESE PRESENTS, that I, Charles Fred Burns, Individually

in consideration of \$5.00 and Love and Affection 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

CHARLES FRED BURNS, Trustee for Peggy M. Burns and Tammy W. Burns, his Successors and assigns forever.

ALL that piece, parcel or lot of land with improvements thereon situate, lying and being in Greenville Township, Greenville County, State of South Carolina, being known and designated as Lot No. 16 of Block "V", on aplat of Riverside, recorded in Plat Book A, at page 323, and also in Plat Book K, at page 282. Said lot fronting 50 feet on Colonial Avenue and running back in parallel lines a distance of 125 feet to a 15-foot alley.

This being the same property conveyed to the Grantor herein by deed of Shirley G. Wilson on March 20, 1981, recorded in the RMC Office for Greenville County on March 23, 1981, in Deed Book 1144, page 837.

This conveyance is made subject to any and all existing and recorded easements, rights of way and restrictions affecting said property.

That said Charles Fred Burns as Trustee has full power to sell, convey, mortgage, contract and to do any and all other things that in his sole discretion may be necessary as Trustee for the above named children; and that any purchaser or purchasers of said property or any holder of any mortgage or contract are not required to see that any funds received by said Trustee are properly applied for or on behalf of Peggy M. Burns and Tammy W. Burns, but any deed or conveyance shall be a deed in fee simple without any reservations or restrictions or that any persons making loans or contracts with said Trustee are not required to see that any funds so received are properly applied as said Trustee has absolute discretion in all matters dealing with said property. That the said Trustee furnished all the funds for the purchase of said property but desires to hold the property as Trustee for his said children herein named.

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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)'s heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor(s)'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)'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 9 day of December, 1982

SIGNED, sealed and delivered in the presence of:

Charles Fred Burns, Ind. (SEAL)
Jubert E. O'John (SEAL)
Jane H. Richardson (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(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 9 day of December 19 82

Jubert E. O'John (SEAL) Jane H. Richardson

Notary Public for South Carolina.

My commission expires Aug. 23, 1987

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)'s heirs or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all singular the premises within mentioned and released.

GIVEN under my hand and seal this 9 day of December 1982

Jubert E. O'John (SEAL) Ellen A. Burns

Notary Public for South Carolina.

My commission expires Aug. 23, 1987

RECORDED this DEC 9 1982 at 12:02 P. M., No. 13972

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