

STATE OF ~~NORTH~~ ^{SOUTH} CAROLINA
COUNTY OF ~~CORSON~~ ^{GREENVILLE}

DEED OF TRUST

This Indenture, made this 16th day of May, 1981, by and between Lee Anne Conrad (single)

part y of the first part, and B. R. Browder, Jr. Trustee, party of the second part, and James M. Conrad and/or Jacquelyn B. Conrad part ies of the third part;

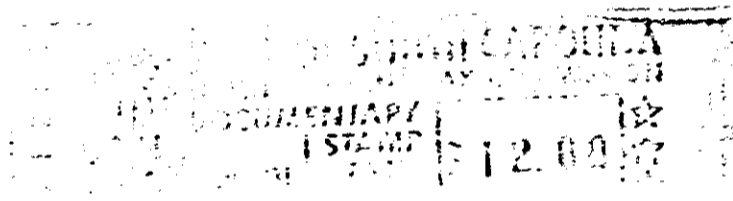
WITNESSETH, Whereas, the said part y of the first part being indebted to said parties of the third part in the principal sum of Thirty Thousand and 00/100 Dollars for money loaned as evidenced by note (s) of even date herewith, as follows: Principal amount \$30,000.00 due and payable \$580.51 per month, the first payment being due 6/16/81 and continuing in a like sum monthly until 5/16/88 with interest as provided in the note the payment whereof the said part y of the first part desire(s) to secure.

NOW, THEREFORE, in consideration of the premises, and in further consideration of one dollar to each in hand paid, the receipt whereof is hereby acknowledged, the said part y of the first part has granted, bargained and sold and by these presents do es grant, bargain, sell and convey unto the said B. R. Browder, Jr. Trustee, his successors, or assigns, that certain piece, parcel, lot or tracts of land lying in ~~XXXX~~ Greenville County, and more particularly described as follows:

All that piece, parcel or lot of land lying in the State of South Carolina, County of Greenville, shown as Lot 21 on plat of Woodharbor, recorded in Plat Book 5 P at page 37 and having the following courses and distances:

BEGINNING at an iron pin on Woodharbor Drive, joint front corner of Lots 20 and 21 and running thence with joint line of said lots, N. 39-12 E. 201 feet to an iron pin, joint rear corner of said lots; thence along the rear line of Lot 21, S. 50-57 E. 100 feet to an iron pin, joint rear corner of Lots 21 and 22; thence along joint line of said lots, S. 39-12 W. 201.3 feet to an iron pin on Woodharbor Drive; thence with Woodharbor Drive, N. 50-43 W. 100 feet to an iron pin, the point of beginning.

This is the same property conveyed by Deed of Merrill Lynch Relocation Management Inc., recorded June 2, 1981 in Deed Book 1149 Page 137.



TO HAVE AND TO HOLD The said premises, together with all the privileges and appurtenances thereto belonging, incident or appertaining thereto, unto the said B. R. Browder, Jr. Trustee, his successors and assigns, in trust for the uses and purposes hereinafter limited, described and declared. And the said part y of the first part covenant(s) with the said Trustee that she is seized of said premises in fee, and has the right to convey the same in fee simple; that the same are free from all encumbrances, and that she will warrant and defend the title to the same against the claims of any and all persons whomsoever.

PROVIDED, Nevertheless, and on this EXPRESS CONDITION, that if the said part y of the first part shall fail or neglect to pay the interest on the aforesaid note(s) as the said interest becomes due and payable, or if she shall fail or neglect to pay the principal and interest due on any said note(s) at the maturity of any of them, or if any part of said note(s) shall remain due and unpaid, then it shall be the duty of the said B. R. Browder, Jr. Trustee, his successors or assigns, at the request of the said part ies of the third part, or their assigns, to sell said land at public auction to the highest bidder for cash at the courthouse door in ~~XXXX~~ Greenville County, S.C., after giving all notices of hearing and sale for the time and in the manner prescribed by applicable law, and thereafter shall make and deliver to the purchaser thereof a deed therefor, and the said Trustee, after deducting 5% commission for making said sale, and after applying all expenses necessarily incurred in properly executing the trust herein declared, shall apply the proceeds of said sale to the discharge and payment of the aforesaid note and interest, then pay the surplus, if any, to the parties entitled to same according to law.

It is stipulated and agreed that in case the said part y of the first part shall pay off said note(s) and interest and shall discharge fully the trusts herein declared before such sale then the aforesaid premises shall be reconveyed to the said part y of the first part or the title hereto be revested according to the provisions of law. And the said part y of the first part covenant s and agree s that she will keep all taxes which may be assessed against said premises promptly paid off, and that they will keep the buildings on premises insured against loss or damage by fire, for the benefit of the said part ies of the third part, loss, if any, to be made payable in the policy or policies of insurance to his Trustee, as his interest may appear; and in case the said taxes or the premiums for said insurance should at any time be paid by the said part ies of the third part, or assigns, then the amounts so expended shall become debts due, shall bear interest at the rate of six per cent per annum, and their payment will be secured by this deed of trust.

The irrevocable power to appoint a substitute trustee or trustees is hereby expressly granted to the party of the third part, its successors or assigns, to be exercised at any time hereafter, without notice and without specifying any reason therefor, by filing for record in the office where this instrument is recorded an instrument of appointment. The part y of the first part, for themselves, their heirs, executors, administrators, successors and assigns, and the party of the second part herein named, or that may be substituted hereunder, expressly waive notice of the exercise of this power, and any necessity for making oath or giving bond by any trustee, as well as any requirement for application to any court for the removal, appointment or substitution of any trustee hereunder; and the part ies of the third part, its successors or assigns, may elect to appoint a substitute trustee in accordance with the laws of ~~XXXX~~ South Carolina.

IN TESTIMONY WHEREOF, the said Lee Anne Conrad (single) has hereunto set her hand and seal the day and year first above written.
Lee Anne Conrad (single) (SEAL) William S. Archibald (SEAL)
James M. Conrad and/or Jacquelyn B. Conrad (SEAL) Will R. Walker (SEAL)

1981

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