

TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA,
Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That *J. M. A. Julian*

..... in the State aforesaid.
in consideration of the sum of *One*

..... Dollars,
to *Me.* paid by *Julia D. Charles*

..... in the State aforesaid, 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 *Julia D. Charles*

..... all that piece, parcel or lot of land in *Greenville* Township, Greenville County, State of South Carolina.

known as lots nos. 46, 47 and 79 on plat of property of *Lapper & Yvon*, recorded in office of *T. M. C.* for said County in plat book *F.* page *19*. Having the following course and distances:

Lot No. 46: Beginning at an iron pin on Gordon Street, corner of lot No. 79, and running thence with line of said lot N. 10-15 W. 200 feet to iron pin, corner of lot no. 47; thence with line of said lot N. 79-45 E. 200 feet to pin, corner lot 48; thence with line of said lot S. 10-15 E. 200 feet to pin on Gordon St; thence with Gordon Street S. 79-45 W. 200 feet to beginning.

Lot No. 47: Beginning at an iron pin on Lewis Street corner of lot 79, running thence with line of said lot S. 10-15 E. 200 feet to iron pin, corner of lot no. 46; thence with line of said lot N. 79-45 E. 200 feet to iron pin, corner lot 49; thence with line of said lot N. 10-15 W. 200 feet to pin on Lewis Street; thence with Lewis Street S. 79-45 W. 200 feet to beginning.

Lot No. 79: Beginning at the iron pin, corner of Gordon and Curtis streets, running thence with Curtis Street N. 36 W. 340 feet to bend; thence N. 42-55 E. 109 feet to Lewis Street; thence with Lewis Street N. 67-20 E. 250 feet to point in center of road; thence with line of lots 47 and 46 S. 10-15 E. 420 feet to beginning.

Upon the following trusts, trustees:

In trust to hold the legal title to said lots of land; to manage and control the same; to receive the rents and profits and out of same to pay taxes, insurance premiums, interest on mortgage indebtedness, and any repairs which may be necessary to keep the premises in tenable condition; and at his discretion to sell said lots of land at public or private sale and apply the proceeds of sale to the indebtedness now existing or which may then exist against the premises, the indebtedness now existing being as follows: State and County taxes, Mortgage in favor of Fidelity Guaranty and Trust Company and Julia D. Charles, Trustees for J. R. Yvon for \$1000 dated June 17, 1927, recorded in Book 135 page 233; the balance, if any, after discharging all liens according to their priority, to be retained by the trustee as compensation for her services in carrying out this trust. The trustee shall have power and authority to execute notes in renewal or in lieu of said indebtedness, and to secure same by mortgage over the premises; also to make improvements to the premises, if necessary in her discretion, and to give notes secured by mortgages over