

TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE.

WHEREAS, on or about November 20, 1930, Marion B. Leach, late of the County and State aforesaid, executed a certain assignment and deed of trust and thereby conveyed to John T. Davenport, as Assignee and Trustee, certain real estate in the State and County aforesaid, for the benefit of the creditors of the said Marion B. Leach, as will more fully appear by reference to said deed recorded in office of R. M. C. for Greenville County in Vol. 112 page 476; and

WHEREAS, the claims of all creditors have been satisfied and cancelled, except the First National Bank of Greenville, S. C., As Trustee, the owner and holder of a mortgage covering the lot 15 X 100 ft. on the North side of Pendleton Street, which mortgage is recorded in Vol. 184 page 53, and on which there is now due approximately the sum of \$2200.00; and

WHEREAS, the said John T. Davenport, as Assignee and Trustee, is desirous of being relieved of the duties imposed upon him by said deed and the terms of the trust therein contained by conveying the property remaining unsold to the heirs at law of the said Marion B. Leach; and

WHEREAS, the heirs at law of the said Marion B. Leach are ready and willing to accept said conveyance and the said First National Bank of Greenville, S. C., as Trustee, has agreed to said conveyance and has agreed to look to the premises covered by its mortgage as the sole security for its debt and is willing for the said John T. Davenport to make said conveyance and be discharged from all liability to it under the terms of said trust deed;

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS, That I, John T. Davenport, Assignee and Trustee of Marion B. Leach, deceased, in the State aforesaid, in consideration of the premises and the sum of Five Dollars to me in hand paid by Marion B. Leach, Dorothy A. Leach and Elizabeth Leach Bogle, 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 Marion B. Leach, Dorothy A. Leach and Elizabeth Leach Bogle- All of those certain pieces, parcels or lots of land in Greenville Township, State and County aforesaid, and more particularly described as follows:

(1) Lot approximately 60 ft. X 248 ft. on the North side of Augusta Road, just beyond the corporate limits of the City of Greenville, conveyed to Marion B. Leach by J. F. Welborn by deed dated December 22, 1919, and recorded in office of R. M. C. for Greenville County in Deed Book 54 at page 299.

(2) Lot on Means Street in the City of Greenville, South Carolina, fronting 69 ft. on the West side of said Street and being approximately 150 ft. deep, conveyed to Marion B. Leach by W. F. Blassingame by deed dated January 7, 1897, recorded in Deed Book CCC at page 568.

(3) Lot on North side of Pendleton Street, fronting 15 feet on said Street, and being 100 ft. deep, conveyed to Marion B. Leach by W. H. Balentine by deed dated April 19, 1919, and recorded in Deed Book 45 at page 243. This lot is covered by a mortgage by Marion B. Leach to Piedmont Savings & Trust Company for \$4,000.00, dated May 5, 1927, and recorded in Mortgage Book 184 at page 53, which mortgage has been assigned to First National Bank, as Trustee, and upon which the balance due is approximately \$2200.00.

(4) Lot on East side of Woodside Street in West Greenville, S. C., fronting 50 ft. on said Street and being 100 ft. deep, conveyed to Marion B. Leach by Bates-Coleman Motor Car Company by deed dated July 29, 1925, and recorded in Deed Book 117 at page 18.

TOGETHER with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the premises before mentioned unto the said Marion B. Leach, Dorothy A. Leach and Elizabeth Leach Bogle, their heirs and assigns forever.

AND I do hereby bind myself and my successors in trust to warrant and forever defend all and singular the said premises unto the said Marion R. Leach, Dorothy A. Leach and Elizabeth Leach Bogle, their heirs and assigns against me and my successors in trust.

WITNESS my Hand and Seal this 6th day of September, 1940.

WITNESSES:

Jessie O. Hunt
Virginia Simkins

John T. Davenport (L.S.)
Assignee and Trustee of Marion B. Leach, deceased.

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PERSONALLY appeared before me Jessie O. Hunt, and made oath that he saw the within named John T. Davenport, Assignee and Trustee of Marion B. Leach, deceased, sign, seal and, as his act and deed, deliver the within written Deed for the uses and purposes herein mentioned and that she with Virginia Simkins witnessed the execution thereof.