

MAR 27 4 43 PM '73

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, that Douglas O. Taylor, as Attorney in Fact for Rowell Beeco Taylor,

In consideration of Five and no/100 (\$5.00)-----Dollars, and love and affection the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto Douglas O. Taylor, as Trustee for Douglas O. Taylor, James H. Taylor, and William T. Taylor, his successors and assigns, forever:

ALL that certain parcel or lot of land situate and being in the State of South Carolina, County of Greenville, in Chick Springs Township, about one mile west of the Town of Greer, being a part of the subdivision of the W. H. Brockman Estate as shown by a plat prepared by W. D. Neves, 1926, and recorded in the R.M.C. Office for Greenville County in Plat Book H at page 132 and designated on the plat as Lots 67 and 68 as will more fully appear by reference to the said plat which is hereby referred to for a complete description. The within lots are also known as 400 and 404 Lancaster Avenue.

This is the identical property conveyed to Bernice D. Taylor by deed recorded in the R.M.C. Office for Greenville County in Deed Book 109, page 510. The said Bernice D. Taylor died testate leaving Rowell Beeco Taylor as her sole beneficiary as will appear by reference to her estate file recorded in the Probate Court for Greenville County.

This conveyance is made subject to all restrictive covenants, rights-of-way, easements and setback lines, if any, of record or as shown on recorded plat(s).

THE INTENT OF THIS CONVEYANCE IS TO CONVEY LEGAL TITLE TO THE WITHIN DESCRIBED PROPERTY TO DOUGLAS O. TAYLOR TO HOLD IN TRUST FOR THE USE AND BENEFIT OF THE THREE BENEFICIARIES WHO ARE ALL BROTHERS AND THE NEXT OF KIN OF ROWELL BEECO TAYLOR. THE TRUSTEE IS AUTHORIZED AND SHALL HAVE THE POWER TO SELL, CONVEY, RENT, MORTGAGE, LEASE, ENCUMBER AND MANAGE THE WITHIN DESCRIBED PROPERTY.

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)' heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor(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)' 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 27th day of March 1973

SIGNED, sealed and delivered in the presence of:

Day H. Clark
Clifford F. Faddy Jr.

Douglas O. Taylor (SEAL)
AS ATTORNEY IN FACT (SEAL)
For Rowell Beeco Taylor (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)' 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 27th day of March 1973

Clifford F. Faddy Jr. (SEAL)
Notary Public for South Carolina.

Day H. Clark

My Commission Expires 4/7/79

STATE OF SOUTH CAROLINA
COUNTY OF

RENUNCIATION OF DOWER

ROWELL BEECO TAYLOR WIDOWER
NOT NECESSARY

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

GIVEN under my hand and seal this

day of 19

(SEAL)
Notary Public for South Carolina.

RECORDED this 27th day of March 1973 at 4:43 P. M. No. 27084

-285-T171-5-23