

State of South Carolina,

County of Greenville.

KNOW ALL MEN BY THESE PRESENTS, That we, C.J. Pride, W.L. Patton, Robt. G. Tilman, L.B. Houston, Oscar Hodges, J.H. Dean, W.H. Houston and P.H. Houston, all of Greenville, in the State aforesaid in consideration of the sum of Five (\$5.00) Dollars to us in hand paid at and before the sealing of these presents by Oscar Hodges, Trustee, (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 Oscar Hodges, Trustee, his successors, heirs and assigns, All our right, title and interest in and to all that certain piece, parcel or tract of land situate, lying and being in the County of Greenville, State of South Carolina, about two and one-half miles from the City of Greenville, on Richland Creek, and having the following metes and bounds, to-wit: Beginning at the intersection of Richland Creek and branch, and running thence up said branch as the line to a willow; thence N. 80-1/2 E. 2.32 crossing the new Chick Springs Road, to S.G.; thence N. 26-1/2 W. 4.41 to stake on said branch; thence N. 14-1/4 E. 21.40 to iron pin and rock; thence N. 56 W. 10.50 to stone; thence N. 30-1/4 W. 17.43 to stone; thence N. 87-3/4 W. 7.54 to stake on old Chick Springs Road; thence with said road S. 76-1/2 W. 2.96 to iron pin on Creek; thence down said creek as the line, S. 4-1/2 E. 6.55 to stone below spring; thence crossing said creek S. 70-5/8 W. 45 links to iron pin; thence S. 1-1/2 W. 35.40 to stake, corner of Mrs. A.O. Brenneck's land; thence with her line S. 88-3/4 E. 11.62 to stake on road known as "Summit Drive"; thence with said road S. 3-1/2 W. 5.10 to stake, corner of Mrs. Brenneck's line; thence with her line, N. 88-3/4 W. 11.33 to stake; thence S. 1-1/2 W. 7.10 to stake on Richland Creek; thence down said creek as the line to the beginning corner, containing 120-3/4 acres, more or less, and being the same tract of land conveyed to C.J. Pride, et al by Mrs. Delia A. Goodlett by deed dated May 11th., 1910, and recorded in R.M.C. office for Greenville County in Volume 8, page 320.

TO-GETHER with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging or in any wise incident or appertaining.

TO HAVE AND TO HOLD all and singular the premises before mentioned unto the said Oscar Hodges, his successors, heirs and assigns forever in trust nevertheless that the said Oscar Hodges is to hold the legal title for the benefit of the grantors herein and is to sell the said property as a whole or in parcels and make fee simple titles thereto, and after the payment of any costs there may be on account of the sale of said property, that the surplus proceeds be applied as follows, to-wit: Pay to Mrs. Delia A. Goodlett the amount due her on the mortgage given by us on said property, she to release the lien of her mortgage upon the payment of the same to her, and after the payment of the amount due her, the remainder is to be paid to the said grantors as follows: 2/15 each to C.J. Pride, Robt. G. Tilman, W.L. Patton, L.B. Houston and Oscar Hodges, and 2/15 to W.H. Houston and P.H. Houston jointly, and 1/5 to J.H. Dean; PROVIDED, however, that the purchaser or purchasers of said land are not required to see to the application of the proceeds, but are to obtain their title upon the payment of the purchase money free from any trust herein imposed.

AND we do hereby bind ourselves, our heirs, executors and administrators to warrant and forever defend all and singular the said premises unto the said Oscar Hodges, Trustee his heirs successors and assigns against us and our heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof. -

(Next page)

WITNESS our hands and seals this the 27th day of May, in the year of our Lord, one thousand, nine hundred and twelve and in the one hundred and thirty sixth year of the Independence of the United States of America.

Signed, sealed and delivered

in presence of:

Cora D. Hill,

B.A. Morgan,

✓	C. J. Pride,	(L.S.)	✓
✓	W. L. Patton,	(L.S.)	✓
✓	Robt. G. Tilman,	(L.S.)	✓
✓	L. B. Houston,	(L.S.)	✓
✓	Oscar Hodges,	(L.S.)	✓
✓	J. H. Dean,	(L.S.)	✓
✓	W. H. Houston,	(L.S.)	✓
✓	Paul H. Houston,	(L.S.)	✓

State of South Carolina,

County of Greenville.

Personally appeared before me, Cora D. Hill and made oath that she saw the within named C.J. Pride, W.L. Patton, Robt. G. Tilman, L.B. Houston, J.H. Dean, W.H. Houston and P.H. Houston and Oscar Hodges sign, seal and as their act and deed deliver the within written deed, and that she with B.A. Morgan witnessed the execution thereof.

Sworn to and subscribed before me,

this the 27th, day of May, 1912.

Cora D. Hill

B.A. Morgan (Seal)

Noty. Public for S.C.

State of South Carolina,

DOWER.

County of Greenville.

I, John M. Palm, Notary Public for S.C. do hereby certify unto all whom it may concern, That Mrs. Katie C. Pride, the wife of the within named C.J. Pride, did this day appear before me, and upon being privately and separately examined by me did declare that she does freely and voluntarily and without any compulsion, dread or fear of any person or persons whomsoever, renounce, release and forever relinquish unto the within named Oscar Hodges Trustee, his successors and assigns, all her interest and estate and also all her right and claim of Dower of, in or to all and singular the premises within mentioned and released.

Given under my hand and seal this

28th, day of May A.D. 1912.

Katie C. Pride. ✓

John M. Palm (Seal)

Notary Public for S.C.

State of South Carolina,

DOWER.

County of Greenville.

I, W.C. Cothran, Notary Public for S.C., do hereby certify unto all whom it may concern, That Mrs. Lula G. Patton, the wife of the within named W.L. Patton, did this day appear before me and upon being privately and separately examined by me, did declare that she does freely and voluntarily and without any compulsion, dread or fear of any person or persons whomsoever, renounce, release and forever relinquish unto the within named Oscar Hodges, Trustee his successors, heirs and assigns, all her interest and estate, and also all her right and claim of Dower of, in or to all and singular the premises within mentioned and released.

Given under my hand and seal, this

the 4th, day of May June, A.D. 1912.

Lula G. Patton

W.C. Cothran, (Seal)

Notary Public for S.C.