

State of South Carolina,  
County of Greenville.

Know all men by these presents that I, Ellen B. Estes, of the City and County of Greenville, in the State aforesaid, in consideration of the sum of One Dollar and other valuable considerations, to me in hand paid at and before the sealing of these presents by Title Guarantee and Trust Company, a corporation duly chartered under the laws of said State, and having its principal place of business in the City of Greenville, in said County and State (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 Title Guarantee and Trust Company, as Trustee, that certain lot, piece or parcel of land situate, lying and being in the State of South Carolina and County of Greenville, just north of the <sup>City</sup> limits of Greenville, known and designated as Lot Number twenty-seven (27) of a subdivision of the Buist Property known as Oakland Heights, according to a plat thereof made by W.D. Neves, dated June 1, 1911, and having according to said plat the following metes and bounds to-wit: Beginning at a stake on the north-west corner of Buist Avenue and Townes Street, Extension, and running thence along said Townes Street N. 9° 45' E. one hundred and seventy and one-half (170½) feet to a stake on an alley; thence along said alley N. 80° 15' W. seventy-five (75) feet to a stake on the north-east corner of lot No. 26; thence with line of last mentioned lot S. 9° 45' W. one hundred and seventy and one-half (170½) feet to a stake on Buist Avenue; thence along Buist Avenue S. 80° 15' E. seventy-five (75) feet to the beginning corner; this being one of the lots conveyed to me by The Norwood National Bank of Greenville by deed dated October 10, 1911 and recorded in the office of the Register of Mesne Conveyances for said County and State in Deed Book 16, at page 274.

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 Title Guarantee and Trust Company, and its successors and assigns forever, in trust for the sole use and benefit of J. Edgar Lewis and his heirs and assigns forever. The legal title to said premises shall never vest in said cestui que trust, but shall remain vested in said trustee, which shall have power to pay the taxes upon said property out of such moneys as shall be furnished to it by said cestui que trust; with full power to rent, mortgage, sell, convey and otherwise dispose of said premises in accordance with the instructions of said cestui que trust, to whom the net proceeds of sale or mortgage shall be paid by said trustee. And if said J. Edgar Lewis shall die without having, by deed, will or otherwise, directed that said premises be disposed of, said trustee shall have the right to sell and convey the same, free of all trusts and pay the net proceeds of such sale to J. Edgar Lewis or his executors, administrators or assigns, or to the heirs at law and distributees of said J. Edgar Lewis. Said trustee shall have the right to reimburse itself (from the rents or proceeds of sale or mortgage of said premises) for any amount which may be owing to it by said cestui que trust, for taxes or any other cause, whether connected with the handling of said real estate or not.

And I do hereby bind myself and my heirs, executors and administrators to warrant and forever defend all and singular the said premises unto the said Title Guarantee and Trust Company and its successors and assigns, against myself and my heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

(Over)