

State of South Carolina,
County of Greenville.

Whereas Mrs. Annie Vaughan McWhite departed this life on or about the third day of April, 1925, intestate, seized in fee simple and possessed of the second tract of land hereinafter described (containing 21- $\frac{1}{2}$ acres, more or less) and leaving as her sole heirs at law and distributees her husband William B. McWhite and her three children, Mrs. Ellen McWhite - Johnson, Mrs. Ethel McWhite Ray and Miss Annie Belle McWhite;

And whereas it has been agreed among said heirs that the home place of said Annie V. McWhite shall belong to her husband, William B. McWhite for life, with remainder to her said three daughters; and that the title to said tract of land together with the title to another tract containing 59.1 acres, belonging to the said William B. McWhite (being the first tract hereinafter described), shall be vested in trustees to hold said land upon the trusts hereinafter specified;

Now therefore know all men by these presents that the said William B. McWhite, in consideration of the benefits to accrue to him under said arrangement and in further consideration of the sum of one dollar to him in hand paid at and before the sealing of these presents by the said Ellen McWhite Johnson, Ethel McWhite Ray and Annie Belle McWhite (the receipt of which is hereby acknowledged), has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said Ellen McWhite Johnson, Ethel McWhite Ray and Annie Belle McWhite, and the survivors and survivor of them, all that certain piece, parcel or tract of land situate, lying and being in the State of South Carolina and County of Greenville, in Gantt Township, near the White Horse Road, about six miles from the City of Greenville, having the following metes and bounds, to-wit: commencing at a stone joint corners tracts Nos. one (1), two (2), and three (3); thence S. 29-10 E. 1127 feet to a Pine; thence S. 87-30 E. 2300 feet to a pine at or near road; thence N. 2-55 E. 960 feet to a pine, joint corners tracts 2 and 3; thence N. 87-30 E. along line of tract No. 2, 2988 feet to the beginning corner, being tract No. 3, of the lands of Mrs. F.E. McWhite, deceased, as per plat thereof prepared by R.E. Dalton, Engr., in July 1916, containing (59- $\frac{1}{10}$) fifty-nine and one-tenth acres, more or less, bounded by lands of W.L. Cassaway, Arthur McWhite, Holbrook, Hollingsworth, Robert Lee Scott, Will Mays and Alfred Walker, being a part of the tract of land inherited by my mother, Mrs. Frances Ellen Benson McWhite, from her father, Willis - Benson; and inherited by her children, the undivided interest of her other children in this tract of 59.1 acres, having been conveyed to me by deed bearing date September twenty-ninth, 1916, and recorded in the office of the Register of Mesne Conveyances for said county and state in deed Book 43, at page 1.

Also all the right, title, interest, estate, claim and demand whatsoever, both at law and in equity (being an undivided one-third ($\frac{1}{3}$) interest) which the said William B. McWhite now has or might at any time have or assert, in or to all that certain piece, parcel or tract of land situate, lying and being in the State of South Carolina and County of Greenville, in Gantt Township, about six miles South-east of the City of Greenville, and about one mile from Holly Springs Church, on the east side of the Augusta Road and about three-fourths of a mile from the tract first hereinabove described, having the following metes and bounds, to-wit:

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beginning on a stone 3xom, thence N. 53 W. 7.95 to a stone 3xom; thence N. 41 W. 16.40 to a stone 3xom in the Augusta Road; thence with center of said road 15.10 to a stone in said road 3xom; thence S. 59 E. 11.38 to a stone 3xom; thence N. 84- $\frac{1}{2}$ E. 15.46 to the beginning corner, containing twenty-one and one-half (21- $\frac{1}{2}$) acres, more or less, adjoining lands of James H. - Woodside, Mrs. S.C. Mills and James Brockman, and being the same tract of land conveyed to the said Annie Vaughan McWhite (under the name of Frances A. McWhite) by Oscar L. Jones by deed bearing date October 1, 1915, and recorded in said office on October 22, 1915, in deed book 29, at page 74.

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 Ellen McWhite Johnson, Ethel McWhite Ray and Annie Belle McWhite and the survivors and survivor of them and their successor or successors in trust nevertheless as the whole and every part thereof, to and upon the terms, conditions and limitations hereinafter set forth.

And the said Ellen McWhite Johnson, Ethel McWhite Ray and Annie Belle McWhite do hereby accept the trust created by this instrument and do hereby covenant to stand seized from this time of the title to the premises hereinabove conveyed to them, as well as of the title to the remaining undivided two-thirds ($\frac{2}{3}$) interest in the 21- $\frac{1}{2}$ acre tract last hereinabove described (the title to which undivided $\frac{2}{3}$ interest descended to them as children and heirs at law of the said Annie Vaughan McWhite), to and for the following uses and purposes, to-wit:

- (1) In trust to hold the title to said two tracts of land; to protect the boundaries thereof from encroachment; to pay all taxes and assessments levied against the same; to rent said lands from time to time, and to collect the rents and income therefrom; provided that the said William B. McWhite shall have the right to occupy the 21- $\frac{1}{2}$ acre tract last hereinabove described for and during the full term of his natural life, or such portion thereof as he may desire, free of rent or other charge.
- (2) In trust to sell and convey said tracts of land and any part or parts thereof at public or private sale, with or without advertisement, at such time or times, to such person or persons and upon such terms as they may deem best; and to execute and deliver to the purchaser or purchasers thereof good and sufficient deeds of conveyance therefor in fee simple or otherwise, with or without covenants or warranty and to accept a mortgage or mortgages upon the whole or any part thereof to secure the payment of any portion of the purchase money therefor; without responsibility upon the purchaser or purchasers to see to the application of the proceeds of sale; provided that no sale of the 21- $\frac{1}{2}$ acre tract last hereinabove described shall be made by said trustees except with the written consent of the said William B. McWhite.
- (3) In trust to distribute the proceeds of sale of the 59.1 acre tract of land first hereinabove described (after paying any mortgage indebtedness thereon) to and among the said William B. - McWhite, Ellen McWhite Johnson, Ethel McWhite Ray and Annie Belle McWhite, share and share alike, each of said four persons to receive one-fourth ($\frac{1}{4}$) of such net proceeds of sale.
- (4) In trust to invest the proceeds of sale of the 21- $\frac{1}{2}$ acre tract of land last hereinabove described in such property or securities, real or personal, as they in their judgment may deem advisable (but such fund shall be invested in first mortgages on real estate except where the

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