

State of North Carolina,  
Buncombe County.

Know all men by these presents that I, Charles French Toms, Sr., of aforesaid State and County, in consideration of the sum of Ten Dollars to me paid by Oscar Hodges of Greenville, S. Car., my trusted Attorney, receipt whereof is hereby acknowledged, do grant, bargain, sell and release and by these presents have granted, bargained, sold and released unto said Oscar Hodges, all my lands, tenements and hereditaments presently situate in Greenville County, South Carolina, and especially those conveyed to me by deeds dated April 4th, A.D. 1923 which are recorded in the office of the Register of Mesne Conveyances for Greenville County, on pages 559 and 560 of Deed Book No. 78 and on page 430 of Book- H. in the office of the Auditor of said County:

Together with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging or in any wise appertaining;

To have and to hold all and singular the premises mentioned unto said Oscar Hodges, trustee, his heirs, assigns and successors in trust forever, for the use and benefit of said Charles French-Toms, Sr., and to such uses and trusts as he may appoint by deed or will, in default whereof, upon my death, said Trustee and his successors in trust shall sell and convey the same and divide the proceeds equally among my surviving children;

And the said Trustee and his successors in trust are empowered and directed upon the written request of said Charles French Toms, Sr., to execute and deliver to such persons as he may designate in writing all such deeds, releases and assurances for said property or any part thereof as he may direct and the purchasers thereof shall enjoy and hold the same discharged of this trust;

And all proceeds, avails and considerations of sales, contracts and conveyances or any of them shall be payable to me or to my order and shall be free from the obligations of this trust;

Provided, however, nothing herein shall authorize or empower said Trustee or any of his successors in trust to mortgage or encumber said property otherwise than pursuant to the written instructions of said Charles French Toms, Sr., and nothing herein shall during his life obligate said trustee or his successors in trust to pay off and discharge any taxes and assessments or other liens at any time exigible upon the freehold and it is also understood and agreed and

Provided further that during my life I shall have free access to and undisturbed possession of said lands, tenements and hereditaments and have, receive, collect and enjoy all the issues, rents and profits thereof without accounting therefor and that I make such improvements thereon as I may deem advisable and make execute and deliver all contract I may deem necessary for the maintenance, repair and letting of the premises and admit into possession of the premises such tenants as I deem suitable and upon such terms as I may impose.

Witness my hand and seal this 10, day of October, A.D. 1923.

Signed, sealed and delivered

in the presence of:

C.J. Hawkins

C.W. Treadway.

Charles French Toms, Sr. (Seal)

I accept the foregoing trust Oscar Hodges. (Seal)

State of North Carolina,

Buncombe County. - - - - Personally appeared before me C.W. Treadway and made oath that he saw

(Over)

*For instrument to this Trust Deed See Deed Book 144, page 247. and p. 5.*