

State of South Carolina,

County of Greenville.

Know all men by these presents that We, W.T. Looper and Camilla Y. Looper, of said County and State, for the purpose of providing for the future welfare of our children and in consideration of the sum of one dollar to each of us in hand paid at and before the sealing and delivery hereof 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 and its successors and assigns all those certain lots, pieces, parcels or tracts of land situate, lying and being in the State of South Carolina and County of Greenville, in Greenville Township, described respectively, as follows, to-wit:

(1) That tract about two and one-half miles south-west of the City of Greenville on the Easley Bridge Road and White Horse Road containing 243.15 acres, more or less. This is the same tract of land on which Mrs. Camilla Y. Looper gave to The Mutual Benefit Life Insurance Company a mortgage dated March 10, 1922, and recorded in the office of the Register of Mesne Conveyances for said county and state in mortgage book 42, at page 400, containing 244.92 acres, except for 1.77 acres thereof conveyed by her to F.D. Earle by deed dated June 5, 1925, and recorded in said office in book 118, at page 52.

(2) That tract about four and one-fourth miles south-west of said City, fronting on the Easley Bridge Road and running back to Saluda River, containing 125.61 acres, more or less. This is the same 179-3/4 acres conveyed to W.T. Looper by J.K. Earle by deed dated January 1, 1920, and recorded in said office in deed book 54, at page 312, less 26.59 acres thereof, conveyed to B.N. Glazener by deed recorded in said office in book 89, at page 172; and less 27.55 acres thereof conveyed to W.G. Peterkin by deed recorded in said office in book 88, at page 110.

(3) Those two lots conveyed to W.T. Looper by N.H. Harris by deed dated April 12, 1918, recorded in said office in book 50, at page 95; one of said lots measuring 240 feet by 180 feet, lying on the north-east corner of the Easley Bridge road and Washington Avenue (sometimes called the New White Horse Road); and including the lot on which a gasoline filling station has been erected recently; the other of said lots measuring 240 feet by 200 feet, lying on the south-east corner of said roads and including the lot on which a cotton gin is situate.

4. That lot known as lot No. 13 in block "B" of City View, as shown on plat book "A", at pages 450 and 461, fronting 50 feet on the west side of Y.M.C.A. Street by 150 feet deep, being the same lot conveyed to W.T. Looper by B.N. Glazener by deed dated January 4, 1923, and recorded in said office in book 87, at page 203.

(5) W.T. Looper's undivided one-half interest in the lands conveyed to him and J.R. Yown by Miss Louise Earle and Mrs. India Earle McFarland by two deeds dated January 6, 1920, and recorded in Book 66, pages 483 and 485, respectively. Many portions of these tracts have been sold by the said W.T. Looper and by the said J.R. Yown and Miss Julia D. Charles, as trustee, (to whom the said J.R. Yown conveyed his undivided one-half interest in said -

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See in Release to this Deed, see Book 154 of Mortgage page 184.

land); but of said "Looper-yown" tract there still remains unsold about 65.15 acres and 13 small lots, in all of which the said W.T. Looper has an undivided one-half interest, intended to be covered by this deed.

(6) Those lots situate on the north-west side of the Easley Bridge Road about three miles south-west of the City of Greenville, known as lots numbered 37, 38, 39, 40 and 41 on R.E. Dalton's plat of the J.R. Yown property. These are the same lots conveyed to W.T. Looper by Miss Julia D. Charles, as Trustee, by deed dated December 6, 1925, and recorded in said office in book 75, at page 251. The parcels of land above described are the same included in the mortgage executed and delivered by us to L.O. Patterson, as Executor of the will of John B. Marshall, deceased, bearing date March 20, 1925 and not yet recorded.

The descriptions contained in all the deeds and mortgages above mentioned are hereby expressly adopted as parts of the description herein, as fully as though set forth at length in this deed. 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, in trust, nevertheless, as to the whole and every part thereof, to and for the following uses and trusts:

(1) In trust to hold the legal title to said property; to have the general control and management thereof; to protect the buildings thereon against loss or damage by fire and (or) windstorm in such amounts as it may deem adequate; to develop said property by means of roads, side-walks, sewers, water pipes, electric power lines, telephones and in any other manner, if deemed advisable by said trustee; to sub-divide the same (or such portions thereof as said trustee may select) into lots suitable for business and residence properties, parks and such other purposes as may seem practicable; to have said lands surveyed and plats thereof recorded, to rent, sell, mortgage, exchange and by any other method dispose of said land and all lands and other property subsequently acquired hereunder by said trustee, in exchange or otherwise (any subsequently acquired lands to be held upon the same trusts and limitations), and any part or parts thereof, in such manner as said trustee may consider for the best advantage of the beneficiaries, to execute and deliver good and sufficient deeds of conveyances and other instruments conveying or transferring the same to the purchasers thereof, in fee simple or otherwise, with or without covenants of warranty; also to convey to Greenville County or any other municipal corporation, if deemed advisable, without compensation, any and all streets, roads and side-walks which may be laid out through and adjoining said property and any parks, play-grounds, etc: with full power, at the discretion of said trustee, to borrow money as often as it may deem advisable for the purpose of developing said property or any part thereof in any manner or of paying any liens on said property or any part thereof; and in order to secure the payment of notes or bonds executed for such purposes by said trustee or by these Grantors, to execute and deliver from time to time mortgages which shall be valid liens upon the property therein described, but which shall impose upon said trustee no corporate obligation to repay such loans or interest or attorney's fees thereon.

(2) In trust to deliver to the purchaser of every part of the lands hereby conveyed (except W.T. Looper's undivided one-half interest in the "Looper-Yown" property, being item number five above described) and of all subsequently acquired lands (without cost to such purchaser, a

(Over)

See what Paragraph 5 covers, see Deed Book 112, Page 347.