

State of South Carolina,
County of Greenville.

Know all men by these presents That Dixie Realty Company, a corporation chartered under the laws of the State of South Carolina, and having its principal place of business at Greenville, South Carolina, for and in consideration of the sum of ten dollars (\$10.00) to it in hand duly paid at and before the sealing and delivery of these presents by the grantee hereinafter named (the receipt whereof is hereby acknowledged) and for other good and valuable considerations, has granted, bargained, sold and released and by these presents does grant, bargain, sell and release unto Title Guarantee and Trust Company, a corporation chartered under the laws of said State and having its principal place of business at Greenville, in said County and State, and its successors and assigns (subject to the trusts and limitations hereinafter declared) all those two certain lots, pieces or parcels of land situate, lying and being in the State of South Carolina, County of Greenville, about a mile ^{or a half} or a mile and three-quarters east or northeast of Greenville courthouse, lying between the Polham or Batesville Road and the Lowndes Hill Road, being known and designated as lots numbered thirty-four (34) and thirty-five (35) of Dixie Heights, according to a plat made thereof by C.M. Furman, Jr., dated January 14, 1927, and recorded January 31, 1927, in the office of the Register of Meane Conveyances for said County and State, in Plat Book "H" at page 48, and containing collectively the following metes and bounds, to-wit:

Beginning at a stake on the south corner of Central Avenue and Argonne Street and running thence along Argonne Street S. 46° 48' E. one hundred and fifty (150') feet to a stake on the north corner of lot 56; thence S. 45° 18' W. one hundred (100') feet along rear lines of lots 56 and 55 to a stake on joint corner of lots 36, 38, 34 and 35; thence N. 46° 48' W. one hundred and fifty (150') feet along line of lot 36 to a stake on the southeast side of Central Avenue; thence along said Avenue N. 45° 18' E. one hundred (100') feet to beginning corner; being two of the lots conveyed to said grantor (under the name of "Dixie Realty Co., Inc.") by deed dated January 22, 1927 and recorded in said office in Deed Book 104 at page 391, executed by R.J. Rowley, together with all and singular the rights, members, hereditaments and appurtenances to the same premises belonging in anywise incident or appertaining.

To have and to hold all and singular the premises before mentioned unto the grantee hereinabove named, and its successors and assigns forever, in trust to hold the same for the benefit of Thomas L. Brockman (who was born on the 18th day of July, 1916 and Henry Wilson-Brockman (who was born on the 11th day of November, 1919); with power to sell either or both of said lots of land at such time and on such terms as it may deem expedient; to reinvest the net proceeds of such sale in such property or securities, real or personal, as said trustee, in its judgment, may deem proper and expedient; and at its absolute discretion, from time to time, and as often as it may consider advisable, to change and vary investments and reinvestments; this power of reinvestment not to be exhausted by one use thereof, but to continue so long as the trust estate endures, and to be exercised repeatedly; with full power and authority also in and to the said trustee at its absolute discretion in all respects to sell any and all real and personal property which at any time constitute a part of the trust estate at public or private sale, with or without advertisement, and to let the same; also to execute and deliver good and sufficient deeds of conveyance and other necessary papers transferring the same to any purchaser or purchasers thereof, in fee simple or otherwise, with or without covenants of warranty, and to accept mortgages upon the whole or any part thereof to secure the payment of any portion of the purchase money therefor; without responsibility upon the part of the purchasers to see to the application, non-application or misapplication of the purchase money; in trust to collect the-

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