

THE STATE OF SOUTH CAROLINA,

COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, That I, Guy B. Foster

In the State aforesaid, in consideration of the sum of Ten (\$10-00) DOLLARS, and other considerations to me in hand paid at and before the sealing of these presents by Guy B. Foster, as Trustee

(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

Guy B. Foster, as Trustee:- All that certain piece, parcel or lot of land situate, lying and being in the City of Greenville, County and State aforesaid, on the North side of West Coffee Street, and being known and designated as Lot No. 9 on plat of property of Mrs. I.J. Wharton, Plat Book "F", page 87, and described as follows:- Beginning at a point on West Coffee Street, at corner of lot No. 8, and running thence with line of said Coffee Street, S. 69-10 E. 20 feet to a point at corner of lot No. 10; thence along line of last mentioned lot N. 21-44 E. 65 feet to a point in an alley; thence along line of said alley, N. 69-10 W. 20 feet to corner of lot No. 8; thence along line of last mentioned lot S. 21-44 W. 65 feet to the beginning corner.

Also all that certain piece, parcel or lot of land situate, lying and being on the North side of West Coffee Street, in the City of Greenville, South Carolina, and being known and designated as Lot No. 8 on a plat of Mrs. I.J. Wharton's property and recorded in the R.M.C. Office for Greenville County, in Plat Book "F", at page 87, and having according to said plat, the following notes and bounds, to-wit:- Beginning at an iron pin 19 feet, 6 1/2 inches from intersection of Coffee and Richardson Streets, and running thence N. 21-44 E. 65 feet to an iron pin on an alley; thence S. 69-10 E. 20 feet to an iron pin; thence S. 21-44 W. feet to an iron pin on sidewalk of Coffee Street; thence N. 69-10 W. 20 feet to the beginning corner.

Also all that certain lot or parcel of land situate, lying and being in the City of Greenville, County and State aforesaid, on the South side of West Stone Avenue, and fronting thereon 45 feet, and running back on parallel lines to a depth of 220 feet, more or less, to an alley, subject, however, to an easement over a five foot strip on the Eastern side of said lot, which easement runs back to a depth of 176 feet, and is to be used jointly together with a like easement off of the lot lying to the East of this lot, for an alley-way; and being the same lot of land conveyed to me by Julia McCarroll Foster, by deed recorded in the R.M.C. Office for Greenville County, S. C., and being the same land conveyed to her by T.B. Butler, Trustee, and Mrs. Elsie B. Foster

As part of the consideration for this deed, the grantee assumes and agrees to pay all mortgages over the above described premises.

IN TRUST Nevertheless, to collect the rents and profits arising from said property, and after paying the costs of collection and administration of this trust, and interest mortgage indebtedness, taxes, assessments, and costs of repairs and upkeep, to apply the net proceeds, or so much thereof as is necessary, toward the support and education of Mary Jane Foster, Jack Foster, Frank Foster and Wm. Foster, children of Julia McCarroll Foster and both G. Foster; paying the net proceeds monthly to Julia McCarroll Foster, to be expended by her in her discretion, but solely for the support and education of the aforesaid children until the youngest shall arrive at the age of twenty-one years, with full power in said trustee, at his discretion, as often as he may deem advisable, to refinance present loans on said property, to borrow money on said property, and to pledge the same by way of mortgage to secure the repayment thereof, said mortgages to contain such terms as said trustee may deem advisable, and to bear such rates of interest as said trustee may deem advisable;

Provided, however, that Julia McCarroll Foster and the trustee herein shall not be obliged to pay to any of said children any of the said income after they have arrived at the age of twenty-one years, and that upon the youngest surviving child becoming twenty-one years of age, the said property shall be sold by the trustee herein, or his successors, and the proceeds divided equally amongst the cestui que trusts herein named. The children of any deceased child to take the share their parent would have been entitled to if living, with full power in said trustee, upon the written consent of Julia McCarroll Foster, to sell and convey the trust estate, or any part thereof, and to re-sell and re-invest the proceeds as often as may be deemed advisable. Any property coming into the hands of said trustee to be held subject to the same terms of trust set out herein.

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 said premises before mentioned, unto the said Guy B. Foster as Trustee, his Successors

heirs and assigns, forever

AND I myself and my heirs, executors and administrators, to warrant and forever defend, all and singular, the said premises unto the said Guy B. Foster, as Trustee, his Successors

heirs and assigns, against heirs, and against every person whomsoever lawfully claiming, or to claim the same, or any part thereof.

WITNESS my hand and seal, this Ninth day of February in the year of our Lord one thousand nine hundred and twenty six and in the one hundred and seventh year of the Sovereignty and Independence of the United States of America.

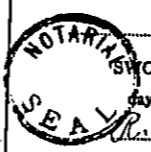
Signed, sealed and delivered in the presence of Marian W. Graham, Guy B. Foster (L.S.), R.P. Austin (L.S.), (L.S.), (L.S.), (L.S.)

U. S. Stamps Cancelled, \$ and Cents. S. C. Stamps Cancelled, \$ and Cents.

STATE OF SOUTH CAROLINA, County of Greenville, PERSONALLY appeared before me, Marian W. Graham

and made oath that she saw the within named Guy B. Foster

sign, seal, and as his act and deed, deliver the within written Deed; and that she, with R.P. Austin witnessed the execution thereof.



SWORN to before me, this 9th day of February, A. D. 1926, R.P. Austin (L.S.) Notary Public for S. C.

STATE OF SOUTH CAROLINA, County of Greenville, RENUNCIATION OF DOWER

I, R.P. Austin, a Notary Public do hereby certify unto all whom it may concern, that Mrs. Katharine Foster wife of the within named Guy B. Foster did this day appear before me, and, upon being privately and separately examined by me, did declare that she does freely, voluntarily and without any compulsion, dread or fear of any person or persons whomsoever, renounce, release and forever relinquish unto the within named Guy B. Foster as Trustee, her interest and estate, and also all her right and claim of Dower of, in or to all and singular the premises within mentioned and released.



GIVEN under my hand and seal, this 9th day of February, A. D. 1926, R.P. Austin (L.S.) Notary Public for S. C.

Recorded March 19th at 10:25 A.M. 1926

END OF DEED