

The State of South Carolina
County of Greenville

Know all men by these Presents, that we, W.P. Hale, Sr., Annie R. Hale and Hilda Hale in the state aforesaid, in consideration of the natural love and confidence which we bear to W.P. Hale, Sr., and in further consideration of the sum of one dollar to us in hand paid at and before the sealing of these Presents by the said W.P. Hale, Sr. Trustee for Annie R. Hale (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 W.P. Hale, Sr. trustee for Annie R. Hale, his successors and assigns:

All that certain lot, Piece, or Parcel of land situate, lying and being in the state of South Carolina, in the county and township of Greenville, just east of the City of Greenville, comprising lot known as lot no. 31 of Overbrook Land Co., and a portion of lot no. 30 of Overbrook Land Co. according to a Plat thereof recorded in Plat Book "C" at Page 252, and being fully described as to metes and bounds by deeds recorded in Vol. 79 at Page 165, and Vol. 103, at Page 6.

also all that certain lot, Piece or Parcel of land, situate, being and lying in the city and County of Greenville, State of South Carolina, in the first ward of said City, on the south side of Stone Avenue, and fully described as to metes and bounds in the deed of W.P. Hale to us recorded in Vol. 113 at Page 41, all recorded in R.M.C. office, Greenville, S.C.

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 W.P. Hale, Sr., as Trustee for Annie R. Hale, his wife, and his successors and assigns in trust nevertheless as to the whole and every Part thereof to and for the following uses and purposes, to wit:

(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 law windstorm in such amounts as he may deem adequate; to pay all taxes and assessments against said Property; to keep the buildings on said Property repaired; to improve the same and to construct new buildings thereon if considered advisable; to rent, sell, mortgage, exchange and by any other method dispose of said Property and any Part thereof (next Page)

or Parts thereof in such manner as said trustee may consider for the best advantage of the beneficiary herein named; to execute and deliver good and sufficient deeds of conveyance and other instruments to the Purchaser thereof in fee simple or otherwise with or without covenants of Warranty; without responsibility on the Part of the Purchaser to see to the application of the Purchase money therefor; with full Power at the discretion of said trustee to borrow money as often as he may think but for the Purpose of developing said Property or of paying any liens thereon, and in order to secure the Payments of notes or bonds executed by said trustee or by the said beneficiary to execute and deliver from time to time mortgages which shall be valid liens upon said Property, but which shall impose upon said trustee no individual liability to repay such loans or interest or attorney's fees thereon;

(2) In trust to collect and receive the rents accruing upon said Premises (with Power to said trustee to permit the beneficiary to occupy said Premises or any Part thereof free of rent) and the Purchase Price of said Premises when sold; and to pay over the same to said beneficiary, after discharging all liens and incumbrances placed on said Property by said trustee at any time with interest, costs and attorney's fees, if any, and after said trustee shall have been reimbursed for all amounts which he may expend for taxes, repairs, improvements, attorney's fees, and costs of Court and for any other Purpose incident to ownership, protection, insuring, improving, renting and sale of said Property, or in connection with the management thereof (it being agreed that said trustee shall be under no obligation to advance funds for any Purpose), with interest at the rate of seven Per cent. Per annum on all amounts advanced by or owing to said trustee from dates when said amounts were advanced or became due respectively; Provided that all amounts owing by said beneficiary upon notes secured by mortgages given by said trustee on said Property shall be charged against said beneficiary in any rents or Proceeds of sale of said Premises.

Witness our hands and seals, this Twenty-second day of June in the year of our Lord one thousand nine hundred and twenty-seven.

Signed, sealed and delivered
in the Presence of
W.P. Hale (L.S.)
Annie R. Hale (L.S.)
Hilda Hale (L.S.)
A. S. Volpin,

(over)