

Deed

State of South Carolina  
 County of Greenville  
 Whereas, American Bank & Trust Company, of Greenville S.C. was duly incorporated in South Carolina under said name, in which name the property hereinafter named and described was conveyed to it; and whereas, by amendment to its charter under date of 19th day of January 1928, said corporation had its name changed to American Land & Investment Co.

Now know all men by these presents, that American Land & Investment Company, a corporation in the State aforesaid, in consideration of the sum of one (\$1.00) dollar and other valuable consideration to it in hand paid at and before the sealing of these presents by the grantee herein (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 J. Milburn Hicks, as trustee, all that tract of land, above State and County Greenville Township, located on the South side of the Greenville and Spartanburg Road, and bounded on the west by the land of L. O. Latham on the South by said road; on the east by C. S. Griffin; and on the north by R. D. Bostick, containing 26-1/2 acres and more or less described as follows:

Beginning at a corner on said road and running thence S. 27-1/2 E. 28-5/8 chs. to a ~~corner~~ between L. O. Latham and C. S. Griffin's lot, ~~thence~~ N. 21 E. 100 chs. to a stake; thence N. 45-1/2 E. to a persimmon tree; thence N. 44-1/2 W. 53 chs. to a stake; thence N. 45-1/2 E. 13 chs. to a stake; thence N. 53-1/2 W. 26 chs. to the road; thence along the road S. 55-3/4 W. 10 chs. to the beginning.

The property herein conveyed is more fully shown by a plat recorded in the records of Greenville County in that Book & at page 149, except that lots 1 and 2, and 3 and 4, which are shown by that Book & page 149, have previously been sold and are not included in a part of the property hereby conveyed. Together with all and singular the rights and appurtenances and appurtenances thereto in anywise by law in anywise attaching to the same.

To have and to hold all and singular the Premises above mentioned unto the said J. Milburn Hicks, his heirs and assigns, forever, in Trust, nevertheless, for the following uses and purposes:

- 1- To hold the title thereto, and to exercise full, absolute and complete ownership and control thereof; having full power and authority to sue, prosecute, defend, exchange, mortgage, sell and convey, and to do any and all other acts and things thereto, in these with, as fully and completely as if he were in dividually the legal and equitable owner thereof in fee simple.
- 2- To deal with all persons in discharging the above trust upon the authority herein contained and such persons are not required to look beyond this instrument for full authority for any of the acts of the trustee, and such persons are not required to follow and see to the application of any property or money placed in the hands of the trustee.

3- To account fully to the beneficiaries under this trust, they having the following interest therein: Walter L. Cassaway - 5/8; Mrs. P. Trimmor and A. B. Carson - 1/4 between them; C. H. Talley - 1/4; H. J. Martin - 1/4; H. D. Reed and R. C. Walton 1/4 between them; and J. Milburn Hicks - 1/4.

And the grantor does hereby bind itself, its successors and assigns to warrant and forever defend all and singular the said Premises unto the said trustee, above named, his heirs and assigns, against it and its successors and assigns and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

In witness whereof, the said Corporation has caused this deed to be executed in its name by S. H. Stringer its Vice President and the same to be attested by M. M. Herrell its Secretary who had, with due authority hereunto fixed its official seal, this 16th day of April in the year of our Lord one thousand nine hundred and twenty-eight in the one hundred and fifty-second year of the Independence of the United States of America.

American Land & Investment Co.  
 By S. H. Stringer, Vice Pres.  
 By M. M. Herrell, Secretary.  
 Signed, sealed and delivered in the presence of

