

State of South Carolina,  
County of Greenville.

Know all men by these presents, that I, J. A. Hawkins, of Greenville County, in the State aforesaid, in consideration of the sum of one dollar (\$1.00) to me in hand paid (at and before the sealing of these presents by the grantee hereinafter named) <sup>and for and in full payment of all the confessions and mortgages</sup> hereby acknowledged, sold and released, and by these presents do grant, bargain, sell and release unto Little Guaranty and Trust Company, a corporation duly chartered under the laws of the State of South Carolina and having its principal place of business in the City of Greenville, in said County and State and its successors and assigns, all that lot, piece or parcel of land situate, lying and being in the State of South Carolina, in Greenville County and Township, about two and one-half miles north-west of the City of Greenville, being known and designated as lot number thirty-two (32) of Saw Sucker Park as shown on plat made by G. S. Kudell and recorded in office of the Register of Meuse Conveyances for said County and State in Plat Book "C", page 158, and having, according to said plat, the following metes and bounds to-wit:

Beginning at a stake on the east side of Davis Street at the joint corner of lots Nos. 31 and 32, and running thence S. 55° 54' E. one hundred and twenty-five (125) feet along line of lot # 31, to a stake; thence N. 33° 51' E. fifty-two (52) feet to an iron pin, joint corner of lots Nos. 32 and 33; thence N. 55° 54' W. one hundred and forty (140) feet along line of lot No. 33 to an iron pin on Davis Street; thence with Davis Street S. 17° 45' W. fifty-three (53) feet to the beginning corner; this being the same lot of land conveyed to me, the said J. A. Hawkins, by J. W. Royal on October 1, 1924, by deed recorded in the office of the Register of Meuse Conveyances for said County and State in Deed Book 102, page 225.

Together with all and singular the rights, appurtenant 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 Little Guar-

anty and Trust Company and its successors and assigns forever; in which nevertheless, to and for the following uses and trusts, to-wit:

(1) In trust to hold the title to said property for the benefit of myself and my heirs, and assignors, to rent, sell, mortgage, exchange and by any other method dispose of said lands (and any lands subsequently acquired hereunder in exchange thereof) at public or private sale, with or without advertisement, at such times, in such manner and for such prices as said trustee may deem advisable; to execute and deliver a good and sufficient deed of deeds of conveyance therefor to the purchaser thereof, in fee simple or otherwise, with or without covenants, warranties, or other things to be taken by said trustee in exchange for the land hereby conveyed (and for any subsequently acquired property) and give effect thereto upon the same trusts and limitations, with the same full powers to rent, sell, mortgage, exchange, convey and transfer all subsequently acquired property.

(2) In trust to collect and receive the rental of said property and the proceeds of sale thereof; and after reimbursing said trustee for all amounts which it may expend for taxes, insurance, repairs, improvements, commissions to real estate and rental agents, advice, attorneys fees, costs of Court and any other purpose incident to the ownership, protection, renting and sale of said property (it being understood and agreed that said trustee shall be under no obligation to advance funds for any purpose; that it may use any such efforts as it may deem advisable to rent, or sell, said property, and that it shall not be liable for failure to perform any duties hereunder) and after deducting commissions on all sums received and disbursed by it the rate allowed by law to executors and other fiduciaries <sup>in</sup> trust to discharge all liens on said property in accordance with their legal rank and priorities, in so far as the funds in hand will permit, and to pay over any surplus, without interest, to me or my executor or administrators if demand be made