

The State of South Carolina
County of Greenville

Know All Men By These Presents, That I, H. P. McGee, in the State aforesaid, in consideration of the sum of Ten & 1/100 Dollars, and love and affection to me in hand paid at and before the sealing of these presents by Emelyn McGee, 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 Emelyn McGee as trustee:

Lot No. 1 - all that piece, parcel or lot of land situate, lying and being in Ward 1 of the City of Greenville, S.C. on the West side of Wilton Street between West Earle and Croft Streets, and being more particularly described as follows to-wit: Beginning at a point on the West side of Wilton Street at the Northwest corner of the intersection of Wilton Street and a 16 foot alley and running thence in a northerly direction with Wilton Street 50 feet to a stake; thence in a westerly direction in a line parallel with Croft Street 162 feet 9 inches to a stake; thence in a southerly direction in a line parallel with Wilton Street 50 feet to a stake on said 16 foot alley; thence in an easterly direction with said alley 162 feet 9 inches to the beginning corner on Wilton Street. This lot being composed of the Southern portion of lot 36 of Section C on Plat of Stone Land Company recorded in Plat Book A, pages 337-345, conveyed to H. P. McGee by Stella G. Stone by deed dated December 24, 1920, and recorded in Deed Book 70, page 302, and the rear portion of the Eastern one-half of lot 35 on said plat conveyed to H. P. McGee by E. E. Stone by deed recorded in Volume 82, page 482, the other portion of said lot having been conveyed by H. P. McGee to J. B. Drake by deed recorded in Volume 97, page 228.

Lot No. 2 - All that certain lot of land in the County and State aforesaid, lying near the City of Greenville, beginning at the corner of alley and Mountain View Avenue, and running thence with said Avenue S. 80.15 E. 480 feet; thence N. 6 E. 99 feet; thence N. 72 1/2 W. 480 feet to alley; thence with said alley S. 9 3/4 W. to the beginning corner on Mountain View Avenue, containing 1 1/2 acres, more or less, and being shown on plat of Brist Land, recorded in Plat Book C, at page 10, R. M. C. office for Greenville County, said land being a part

of Block B, on said plat, and being the same land conveyed to W. M. Jordan by J. W. Butler by deed dated March 30, 1916, recorded in said office in Book 39, at page 534, and being the same lot conveyed to me by E. Inman, Master, by deed recorded in volume 128, page 472 R. M. C. office for Greenville County.

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 Emelyn McGee as trustee, her heirs and assigns forever.

In Trust Nevertheless for the following uses and purposes to-wit:

1. To hold, manage, control and improve lot No. 1 first above described and to erect thereon a home for the said trustee, her husband and children: Charles M. McGee, Jr., Caroline McGee, and Sarah Frances McGee; and the trustee shall have full power and authority to execute a valid mortgage over said lot securing a sum of money not exceeding \$5000.00, to be used by her to finance the erection of a home on said lot, and with power to refinance or re-arrange said loan as she may deem necessary; the trustee shall have the power to sell and convey said lot of land and the improvements thereon in fee simple, at any time after the youngest child above named arrives at the age of twenty one year, and divide the proceeds equally amongst said three children. But should the said trustee so desire, she may maintain and use same as a home for herself and husband as long as she may live, in which event at her death the title in said lot shall rest in the said three children above named or the survivor or survivors of them.

2. To hold and manage the said lot No. 2 above described and improve same as to the trustee may seem advisable, with power to mortgage same or any part or parts thereof as and when the trustee may choose, for a sum not exceeding \$10.00 per front foot, the proceeds to be used for the purpose of improving said property, or for the purpose of educating my said grand-children: Charles M. McGee, Jr., Caroline McGee and Sarah Frances McGee, with the further power to the trustee to sell