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State of South Carolina
County of Greenville

Known All Men By These Presents, That I, William Goldsmith, Trustee, in the State aforesaid, in consideration of the sum of Five Thousand Dollars to me in hand paid at and before the sealing of these presents by Clinton J. Morgan, 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 Clinton J. Morgan, Trustee, as hereinafter stated, his successors, heirs and assigns:

"All of that lot of land situate at the South West corner of West Washington and Jones Streets, in the City and County of Greenville, South Carolina.

Beginning at the South West intersection of said Streets and runs thence along the South side of said Washington Street in a Westerly direction, $75\frac{1}{2}$ feet; thence in a Southerly direction $75\frac{1}{2}$ feet from and parallel with Jones Street, 165 feet, thence in a Easterly direction 165 feet from and parallel with said Washington Street, $75\frac{1}{2}$ feet to Jones Street; thence in a northerly direction along the West side of Jones Street, 165 feet to beginning.

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 Clinton J. Morgan, Trustee, as hereinafter stated, his successors, heirs and assigns forever.

In trust nevertheless, for the following uses and purposes, to hold the legal title for the benefit of the following persons, their heirs and assigns, that is to say, an undivided one-third interest for G. M. McBe, an undivided one-third interest for H. P. McLee and an undivided one-third interest for Clinton J. Morgan, James H. Morgan, Jr. and Virginia W. Morgan; to let, rent and otherwise use said property so as to be an income bearing property; to collect the rents and first apply the same to any taxes, assessments, insurance and for repairs as may be necessary; that after making the expenditure from the income aforesaid, the remainder to be applied as herein directed in the case of mortgage or sale, to sell and convey said land, or any part thereof, at such time and upon such terms, at private or public sale, and for such amount or amounts for which the parties in interest, their Executors, Administrators and/or Heirs or a majority of them, may consent; and at the request of the Custodians or the majority of them may make a note or notes and/or may mortgage and/or pledge said property as security for any debt existing or hereafter created in the interest of, or growing out of said lands and the possession, ownership or handling of same, and apply the proceeds as said majority may direct, upon sale of the whole or any part thereof, the proceeds thereof be first applied to the payments of any then debts due to or arising by reason of said property and the remainder be divided among the parties hereto, their Executors, Administrators and/or Heirs, in proportion to the interest herein first above stated, and if there be no debts the proceeds be so divided.

And I do hereby bind myself, my successors, heirs, executors, and administrators to warrant and forever defend all and singular the said Premises unto the said Clinton J. Morgan, Trustee, his successors, heirs and assigns, against myself and my successors, heirs, and so far as I lawfully can do as Trustee, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness my hand and seal this 15th day of December, in the year of our Lord one thousand nine hundred and thirty, in the one hundred and fifty-fifth year of the Independence