

TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA, }
Greenville County. }

KNOW ALL MEN BY THESE PRESENTS, That *J. Alice C. Wier*

in the State aforesaid.
in consideration of the sum of *Five 100 / 100*
..... DOLLARS,

to *Me* paid by *D. W. Cain, as Trustee*

in the State aforesaid, 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 *D. W. Cain, as Trustee*

all that piece, parcel or lot of land in *Greenville* Township, Greenville County, State of South Carolina.

known and designated as Lot No. 12 of Hillcrest Circle according to plat of square made by W. M. Hart, Engineer, and recorded in H. M. C. office for Greenville County in Plat Book H at page 127, and having the following metes and bounds:

Beginning at a point on Hillcrest Drive, the corner of said Drive and an unnamed street, and running thence along Hillcrest Drive S. 29-3 E. 50 feet to an iron pin; thence N. 58. E. 150 feet to an iron pin; thence N. 21-54 E. 50 feet to an iron pin; thence S. 58-30 W. 152 feet to the beginning corner.

Upon the following trust hereafter set forth,
The Trustee to hold the legal title to said lot of land; to manage and control the same; to receive the rents and profits and out of same to pay taxes, insurance premiums, interest on mortgage indebtedness, and any repairs which may be necessary to keep the premises in tenable condition; and at his discretion to sell said lot of land at public or private sale and apply the proceeds of sale to the indebtedness now existing or which may then exist against the premises, the indebtedness now existing being as follows: 1/4 Mortgage to Mechanics Building and Loan Association, for \$500, State and County taxes; the balance, if any, after discharging all liens according to their priority to be repaid by the grantor as compensation for his services in carrying out this trust. The trustee shall have power and authority to execute notes in renewal or in lieu of said indebtedness and to secure same by mortgages over the premises; also to make improvements to the premises, if necessary in his discretion, and to give notes secured by mortgages junior to the above indebtedness or renewals or substitutions thereof. The purchaser or mortgagee shall not be bound to see to the application of the proceeds of sale of Mortgage.