

State of South Carolina,
County of Greenville,

Know all men by these presents that I, Alice Bowers, of Greenville City in the State aforesaid, in consideration of the sum of one dollar to me in hand paid at and before the sealing of these presents by the grantee hereinafter named (the receipt whereof is hereby acknowledged, and for diverse other good and valuable considerations have granted, bargained, sold and released, and for these presents do grant, bargain, sell and release unto Southern 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 certain lot, piece or parcel of land situated, lying and being in the State of South Carolina, in Greenville County and Township, known and designated as lot numbered thirty seven (37) of "Hamilla Park", as shown on Map No. one (1) thereof, made by Dalton & Neves for Title Guaranty and Trust Company, dated December, 1927, and recorded in the office of the Register of Meane Conveyances for said County and State on February 7, 1929, in Plat Book "G," at page 225, and having, according to said plat, the following metes and bounds, to wit: Beginning at a stake on the South east side of the Easley Bridge road on the North corner of lot thirty eight (38), being sixty five feet North eastward from Redwine Street, and running thence S. 33 degrees 30' E. two hundred twelve and four tenths (212.4) feet along line of lot thirty eight (38) to a stake on a twenty-foot alley; thence along said alley N. 65 degrees 30' E. sixty-five and eight-tenths (65.8) feet to a stake on the South corner of lot No. thirty-six (36); thence along line of last mentioned lot No. 33 degrees 30' W. two hundred twenty two and eight-tenths (222.8) feet to a stake on the Easley Bridge Road; thence along said road S. 56 degrees 33' W. sixty five (65) feet to the beginning corner; being the same conveyed to me by J. D. Neal by deed dated September 2, 1929, and recorded in said office in Book 138, at page 299, subject to the restrictions and conditions set forth in the deed from Title Guaranty and Trust Company as trustee, to said J. D. Neal, bearing date May 9, 1929, and recorded in said office in Book 147 at Page 474.

Together with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging, or in anywise incident or appertaining.

I do have and to hold all and singular the premises before mentioned unto the said Southern Guaranty and Trust Company and its successors and assigns forever, in trust, 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 assigns; to rent, sell, mortgage, by charge and by any other method dispose of said lands (and any lands subsequently acquired, hereunder in exchange therefor) 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 or deeds of conveyance therefor to the purchaser thereof, in fee simple, for otherwis, with or without covenants of warranty to hold any and all land and other property which may be taken by said trustee in exchange for the land here by conveyed (and for any subsequently acquired property) and any part thereof 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

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