

STATE OF SOUTH CAROLINA,)

Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That J. Kingberg H. Pearce as Trustee

for R. E. Johnson

in the State aforesaid

In consideration of the sum of 0.00

DOLLARS,

to me paid by H. H. Townes, as Trustee for Carolina Loan & Trust Company, and for Julia D. Charles Attorney

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 H. H. Townes, as Trustee for Carolina Loan & Trust Company, and for Julia D. Charles Attorney all that piece, parcel or bit of land in Greenville Township, Greenville County, State of South Carolina.

in Ward One of the City of Greenville on the west side of Norwood Place between West Washington Street and Hampton Avenue, and having the following meter and bounds: Beginning at a stake on the west side of Norwood Place at the corner of lot now or formerly belonging to Charles, and thence running N 65° W. 75 feet with the Charles line to the line of the Riley property, thence S 23 1/4° E. 35 feet with the Riley line to a stake, thence S 65 1/2° E. 75 feet to a stake on Norwood Place, thence along Norwood Place N 2 3/4° E. 35 feet to the beginning corner, and being the same lot conveyed to R. E. Johnson by John A. Russell April 30, 1927, by deed recorded in the R. M. C. Office for Greenville County in Volume 113 page 208.

Also that other lot of land in the Town of Greenville, South Carolina and State aforesaid in the City of Greenville adjoining the above described lot being the rear portion of the lot conveyed by Lucie H. Glover and Mabel H. Glover to Mrs. S. F. Riley and described as follows:

Beginning at an iron pin at the northeast rear corner of said lot and measuring thence S. 27 1/2° W. 35 feet to stake thence N. 45° W. 90.7 feet to stake; thence N. 23 1/2° E. 35 feet to iron pin, thence S. 45° E. 90.7 feet to the beginning corner, and being the same conveyed to R. E. Johnson by Mrs. K. A. Arnold and others by deed dated November 20, 1927 recorded in Deed Book 117, page 167.

This conveyance is made subject to State, County and City taxes, having assessments and mortgages by R. E. Johnson as follows:
1. To Carolina Loan and Trust Co. for \$3500, dated April 30, 1927, recorded in Book 186, page 78, which is a first mortgage upon the lot first above described.
2. To Julia D. Charles, Attorney, for \$600 dated Jan 26, 1931, recorded in Book 221, page 292, which is a first mortgage upon the second described lot, and a second mortgage upon the first described lot.

Upon the following trusts, nevertheless: In trust to hold the legal title to said lots 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 mortgages, indebtedness, paving assessments, and any repairs which may be necessary to keep the premises in tenurable condition, and after all expenses are paid to apply the rents to the first mortgage indebtedness on the property rented. In trust to sell said lots of land at public or private sale, in his discretion and apply the proceeds of sale to the discharge of the indebtedness as above stated, any surplus to be retained by the Trustee as his compensation for carrying out the trust.

The Trustee shall have power and authority to execute notes in renewal or in lieu of the notes secured by the mortgages above described, and to secure same by mortgage or mortgages and the premises. Neither purchaser nor mortgagee shall be required to see to the application of the proceeds of sale or loan. The Trustee shall release the estate of R. E. Johnson from any further liability on account of said indebtedness.