

State of South Carolina,
County of Greenville.

Whereas, Eula D. Quinn by deed dated July 14, 1932, which deed is recorded in the office of the R. M. C. for Greenville County, South Carolina, in Deed Book "144" at page 136, conveyed the property hereinafter described to Minnie Quinn Gassaway as trustee for Susan M. Gassaway "Upon the following trusts: To hold the legal title to said premises, and at her discretion to convey the same as a whole or in parcels, upon such terms as she may deem advisable; with full power in said trustee to borrow money and secure the payment of same by executing a mortgage over the said premises or any part thereof; to collect the rents and profits and therefrom to pay taxes, repairs, fire insurance premiums, interest on money borrowed, and expenses of administering the trust. Neither mortgagees nor purchasers shall be required to see to the application of the proceeds of loans or sales which the trustee may make pursuant to the powers and authority hereinabove conferred. In trust to sell the property in any event when Susan M. Gassaway reaches the age of twenty-one years, and after discharging all liens against it, and all costs of making the sale, to pay over the balance of the proceeds of the sale to the said Susan M. Gassaway," and

Whereas, the property hereinafter described is subject to a mortgage indebtedness in the sum of \$1800.00 principal together with past due interest, which mortgage was executed by Eula D. Quinn in favor of Mechanics Building & Loan Association on the 27th day of August, 1930 (for record of which see Mortgage Book "226" at page 265, R.M.C. office for Greenville County,) and

Whereas, the property hereinafter described is subject to other and further liens established in a proceeding brought by Mechanics Building & Loan Association against Eula D. Quinn, Minnie Quinn Gassaway, as Trustee for Susan M. Gassaway, and others, and

Whereas, the said Susan M. Gassaway (now Susan M. Gassaway Powell) has reached the age of 21 years, and

Whereas, the aforementioned Minnie Quinn Gassaway, as Trustee, and Susan M. Gassaway (now Susan M. Gassaway Powell) as the Custodi qui Trust, desire that the property not be sold, but on the other hand be conveyed to the said Susan M. Gassaway Powell subject to all of the existing liens and encumbrances established in the aforementioned proceeding of Mechanics Building & Loan Association against Eula D. Quinn and others (for which see the records of the Court of Common Pleas for Greenville County, South Carolina,) so that the said Susan M. Gassaway Powell may have the full benefit of the property hereinafter described and hold in trust for her, and afford to her a home or homestead, subject as aforesaid to all existing liens or encumbrances;

Now, Therefore, know all men by these presents, That I, Minnie Quinn Gassaway, as Trustee, of the City of Greenville, of the County of Greenville, of the State of South Carolina, in consideration of the sum of Three (\$3.00) Dollars and the premises, to me in hand paid at and before the sealing of these presents by Susan M. Gassaway Powell, (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 Susan M. Gassaway Powell.

All those three pieces, parcels or lots of land, with the improvements thereon, situate, lying and being on the northern side of Ashley Avenue, in Greenville Township, in the County of Greenville, in the State of South Carolina, near the City of Greenville; and being bounded on the West by lot now or formerly owned by C. H. Talley and H. J. Martin, on the North by lands now or formerly owned by L. O. Patterson, on the East by lands now or formerly owned by S. S. Newell, and on the South by Ashley Avenue; and being shown and delineated as Lots #6, #7, and #8 as shown on plat of the property of W. L. Gassaway (the date and name of the engineer not appearing thereon) recorded in Plat Book "H" at page 73; (see also Block "F" as shown on plat of Buist Circle as surveyed by F. G. Rogers, recorded in Plat Book "C" at page 10); and having the following metes and bounds, to-wit: Beginning at an iron pin on the north side of Ashley Avenue, at corner of Lot #5, and runs thence along the north side of said Avenue, at corner of Lot #5; and runs thence along the north side of said Avenue, S. 65-30 E. 190 feet to an iron pin at corner of Newell property; thence along Newell line, N. 5-33 E. 229.1 feet to iron pipe at corner of property of L. O. Patterson; thence along Patterson line, N. 78-25 W. 119.05 feet to an iron pin at corner of Lot #5; thence along line of Lot #5, S. 24-38 W. 188.2 feet to the beginning corner; said premises being that conveyed to Minnie Quinn Gassaway, as Trustee for Susan M. Gassaway, by Eula D. Quinn, by deed dated July, 14, 1932, and recorded in the R. M. C. Office for Greenville County in Book of Deeds "144" at page 136.