

The State of South Carolina, }  
COUNTY OF GREENVILLE.

KNOW ALL MEN BY THESE PRESENTS, that I, B. S. Lewis, in the State aforesaid, in consideration of the sum of Five Hundred (\$500.00) Dollars (Balance of Costs and expenses in foreclosure suit of B. S. Lewis, vs. J. J. Martin, Court of Common Pleas of Anderson County, State aforesaid, and of payment made by grantee on Land Bank mortgage herein and certain back taxes to be paid by him)

in the State aforesaid,  
in consideration of the sum of  
DOLLARS

to me in hand paid  
at and before the sealing of these presents by B. F. Martin, 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

B. F. Martin, Trustee,

All that certain tract of land conveyed to me by James Jacob Martin, January 17th, 1833, and therein by him described as follows:

"All that certain tract of land containing 216 acres, more or less, lying, situate and being in Greenville County, State of South Carolina, and lying on both sides of a "new road", running from the Fork Shoals Road to the Augusta Road and having such metes and bounds, as will appear by a plat attached to an abstract now on file with the Atlantic Joint Stock Land Bank, of Raleigh, N. C. The same being joined on the North by lands of Mrs. J. F. Stansell, on the East by lands of W. B. Bagwell, and J. T. Boyce and the South by lands of J. T. Boyce and Mrs. H. T. Eskew, and on the West by lands of Mrs. Trollett; and being the identical tract of land conveyed to J. J. Martin and Mahala C. Martin by James Reese in 1895, by deed recorded in Volume ZZ at Page 444 in the R. M. C. Office for Greenville,"-- in trust for the following uses and purposes:-

(1) To use, preserve, care for and repair, and to manage, rent, collect rents and profits, and to pay the existing mortgage and all taxes against said real estate and to improve same at discretion, so far as the income therefrom may justify, -- with full power to sell and reconvey at any time and make good fee simple title, and to re-invest the proceeds thereof as often as may be desired under similar terms and trusts, any purchaser from the Trustee to be free of any obligation to see to the reinvestment of the proceeds of the sale; and with full power to mortgage same as often as desired by him, to refinance from time to time the whole or any part of the mortgage indebtedness, now existing against same, in favor of Atlantic Joint Stock Land Bank of Raleigh, N.C.

(2) To use and apply the net proceeds from the use and rentals of said lands as well as the net proceeds of any sale thereof by the Trustee to the uses and purposes set forth in a declaration of Trust by said B. F. Martin on this date in relation thereto, which uses, purposes and trusts shall and do in no wise effect Power of Trustee to sell, convey and make good fee simple title to said real estate:

(3) The Trustee's successors, if this real estate shall not be sold prior to that time, has full power to sell, convey and make good fee-simple title to said real estate at the death of B. F. Martin and Mrs. C. R. Martin and the survivor of them.