

State of South Carolina }
County of Greenville }

Know all men by these presents, that I, Minnie B. Rutledge, for and in consideration of the sum of One and no/100 (\$1.00) Dollar, to me in hand paid at and before the sealing of these presents by G. D. Rutledge, as 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 G. D. Rutledge, as Trustee, his heirs and assigns, all property of every kind, (be the same personal, real or mixed), which I now own, and including, in part, the following real property:

Ten and three-quarter (10 3/4) acres, conveyed to me by Devin B. Rutledge, on January 2, 1930, and recorded in Deed Book 138 at page 357, and being the same conveyed to him by S. C. Nathan, by deed dated Jan. 2, 1912, recorded in Deed Book 38, at page 576, and for a more complete description of such property reference to said deeds is hereby craved. (P. 175 - E-155)

Also: That certain house and lot situated on Burlington Street, (now called Arlington Street), in the City of Greenville, conveyed to me by G. D. Rutledge Jan. 15, 1916, recorded in Deed Book 33, at page 410 of the records for Greenville County.

Also: One lot conveyed to me in the same deed last above mentioned, which is situated on the North side of the Spartanburg Road, adjoining Cuckbrook and containing 1/16 of an acre, reference to said deed will more fully disclose the description of said lots.

It being my intention merely to include the above described property in particular by setting it forth herein and by so doing not to exclude any other property owned by me, all of which property, regardless of where located or of what it consists being hereby included in this deed.

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

To have and to hold all and singular the premises before mentioned unto the said G. D. Rutledge, as Trustee, his heirs and assigns forever, in trust, nevertheless for the following uses and purposes:

First: To use said property in any way that he thinks wise for my benefit, so long as I live, including the power to sell, exchange, and mortgage, and to execute the necessary papers to carry out any of said transactions, such as deeds, notes, mortgages, etc., as evidence of such transactions, or any debt incurred thereby, as fully and myself might do were I executing the same; and,

Second: in case of my death, to handle said property as he thinks wise, for the following purposes:

- (a) To pay all expenses and obligations which I may have.
- (b) Any portion of said property left after such debts have been paid to be divided equally between my children, the portion of any child who has pre-deceased me to go to the wife or husband, and child or children, of such child, as provided by the laws of the State of South Carolina.

In paying said debts and in making said division the trustee above named is to have full power to make such payments and division at such time as he sees fit, either by dividing the property in kind, by exchanging it, by leasing or renting the same and dividing the income therefrom, as above indicated, or by selling the property and dividing the proceeds, he having full power to execute any and all papers necessary to carry out the intent of this trust.