

TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE

Wherefore the undersigned J. W. Norwood heretofore purchased the lot described herein from Welborn-Ross Lumber Company, and whereas J. W. Norwood, Jr. was made the grantee in the deed, and it is the wish of J. W. Norwood, Sr. to convey the property as hereinafter set out, the said J. W. Norwood, Jr. individually joining herein:-

KNOW ALL MEN BY THESE PRESENTS, That

..... We, J. W. Norwood, and J. W. Norwood, Jr.,

in the State aforesaid, in consideration ~~XXXXXX~~ of love and affection

XXXXXX

.....

..... have Granted, Bargained, Sold, and Released, and by these presents do Grant, Bargain, Sell and Release unto the said

J. W. Norwood, Jr. as Trustee.

All that certain piece, parcel or lot of land situate, lying and being in the County and State aforesaid, in ward 1 of the City of Greenville and described as follows: to-wit:

Beginning at a stake at the Southeast corner of Robinson and Randall Street and running thence with Robinson Street S. 1-41 W. 160 feet more or less, to a pin thence S. 83-13 W. 45 feet more or less to a pin, thence N. 3-45 E. 159 feet more or less to a pin on Randall Street, thence with Randall Street N. 63-13 W. 51 feet more or less to the beginning and being known and designated as a portion of that piece of land conveyed to Welborn-Ross Lumber Co. by deed from W. C. Stone dated June 12, 1934 and recorded in office of R. M. C. for Greenville, County in Vol. 175 page 459.

This is the same lot conveyed by Welborn-Ross Lumber Co. to J. W. Norwood, Jr., by deed dated November 11, 1934, recorded in office of R. M. C. County and State aforesaid, in Vol. 116 at p. 571:-

In Trust Nevertheless to rent, care for and manage same, and collect the income therefrom until his son, J. W. Norwood, III, shall attain the age of 25 years and apply all income beyond what is necessary for expenses and repairs to the maintenance and education of the said J. W. Norwood, III, with full power in the said J. W. Norwood, Jr., Trustee, to sell the property in his discretion at any time he deems proper and re-invest the proceeds in other real estate as often as he sees fit without accountability to the beneficiary beyond the requirements of ordinary prudence; and the said Trustee shall have power to make good fee simple deed or deeds upon such sale or re-sales, no purchaser at such sale or re-sales to be in any way responsible for the application of the proceeds; and the said Trustee shall not be accountable for fire loss if in the exercise of his discretion he shall leave uninsured the property, or if it be insured below its value.

When the said J. W. Norwood, III, shall attain the age of 25 years, the said Trustee shall make to him a good fee simple deed for the above described property and or any other real estate at that time held by him under this trust--to the said J. W. Norwood, III his heirs and assigns forever, and the duties of the Trustee hereunder shall terminate.

But if the said J. W. Norwood, III, shall not attain the age of 25 years, then the said J. W. Norwood, Jr., as Trustee, shall rent, care for and manage same and collect the income therefrom during his life, and apply all income beyond what is necessary for expenses and repairs to the maintenance and education of his other children if any, and at the death of the said J. W. Norwood, Jr., same to be equally divided among the heirs of his body, per stirpes and not per capita (the children of any deceased child to take in the parent's stead); and if the said J. W. Norwood, Jr., shall have no living descendants at the time of his death, the real estate herein described is to go to the children of my sons, George Norwood, Benjamin K. Norwood, and Oliver Norwood, and my daughter Frances Norwood, per stirpes and not per capita, and the said J. W. Norwood, Jr., as Trustee in that event to be freed from any liability to further accounting for income from said property;

And any real estate hereafter acquired under this trust shall be subject in all respects to all the terms and provisions of the trust here provided in the above-described lot, and the Trustee's powers duties and obligations as to such after-acquired property shall be identical in all respects with those herein provided in said original lot. /

The State Of South Carolina. Renunciation Of Dower  
Greenville County.

I, Doris Speagle, do hereby certify unto all whom it may concern that Mrs. Margaret Dial Norwood, the wife of the within named J. W. Norwood, Sr. did this day appear before me, and upon being privately and separately examined, by me, did declare that she has freely, voluntarily, and without any compulsion, dread or fear of any person or persons whomsoever, renounced, release and forever relinquish unto the within named J. W. Norwood, Jr. as Trustee, the Successor and Assigns, all her interest and estate, and also all her right and claim of Dower of in, to and beneficial the premises, within mentioned and claimed given under my hand and seal this

15th day of December, A.D. 1935.

Doris Speagle (D.S.)  
Notary Public for South Carolina

Margaret Dial Norwood.

(See other page for other Dower)