

THE STATE OF SOUTH CAROLINA,
County of Greenville.

KNOW ALL MEN BY THESE PRESENTS, That I, T. B. Wood, of Simpsonville, S. C.

in the State aforesaid,

in consideration of the sum of

Ten (\$10.00) Dollars and the benefits which will accrue to me

DOLLARS

to me

in hand paid

at and before the sealing of these presents by

John I. Wood.

(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

John I. Wood, as Trustee, his successors and assigns:

"All that certain piece, parcel and tract of land lying and being situate about a mile and one-half East of the Town of Simpsonville, in the County and State aforesaid, and being known as my Old Homestead, and being the property on which I now reside and containing $47\frac{1}{2}$ acres, more or less.

Also all other property of whatever nature and kind now owned by me and specifically including all monies in bank or in my possession, all farm horses, mules and other life stock, all farm tools, equipment and supplies, together with all household furniture, etc.

It is to be understood that it is my intention to convey by this instrument everything of a property nature, real, personal or mixed, which I have.

The terms and conditions of the trust are as follows:

(1) To hold title to all of the property aforesaid for the use, benefit and support of the grantor (T.B. Wood) so long as he may live--the holding of title thereto to give said trustee authority as follows:-

(a) To rent said land to the best advantage.

(b) To mortgage all, or any portions, of said lands if in the judgment of the trustee such may be necessary in order to secure funds to be used for the benefit and support of said T. B. Wood.

(c) To sell and convey, by deeds in fee simple or otherwise, any or all of said lands, if in the opinion of the trustee such may be necessary to secure funds for the proper maintenance and support of said T. B. Wood, or for reinvestment of the funds in other properties where a larger income may be expected. But it is specifically understood that no such purchaser shall be charged with the duty of seeing that the sale is necessary or that the funds are properly expended.

(d) To permit the use, if the trustee may think wise, of any and all farm stock, tools, machinery, equipment, together with household goods and effects in the use, occupancy and cultivation of the land and buildings.

(e) To sell any or all of said personal property he may see fit and reinvest the fund, hold the same, or use it for the maintenance and support of said T. B. Wood.

(f) To employ such help as he may think proper at such price as he deems reasonable to care for said T. B. Wood in a proper and suitable manner.

(g) To pay from the income of the property, if such income be sufficient and if not from the corpus, taxes, insurance, repairs, his proper personal disbursements and such other obligations as may be created, with the approval of the trustee, for the proper maintenance and support of said T. B. Wood.

(2) And upon the death of said T.B. Wood to sell and convey by public or private sale, any and all of said property as may remain or in such form as it may have been converted and disburse the proceeds as follows: (a) Pay the necessary costs and expenses of such sale and disbursement. (b) Pay the funeral expenses of said T. B. Wood. (c) Reimburse himself such monies, with interest, if there be any such still due, which he may have advanced as trustee. (d) Pay all bills, debts and accounts which he may have made as trustee for the purpose of carrying out the terms of the trust, together with any debts of said T. B. Wood, if any such then be, created before the execution of this deed. (e) Disburse the balance by paying one-half ($\frac{1}{2}$) thereof to my son, John I. Wood (the trustee) and the other one-half ($\frac{1}{2}$) to the children of my deceased son, Fitz Hugh Lee Wood, in equal shares, the heirs of any one of such as may be dead to take the share of such deceased person