

TITLE TO REAL ESTATE

WALKER, EVANS & COGSWELL CO., CHARLESTON, S. C. 97307

STATE OF SOUTH CAROLINA,  
Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That I. J. W. Norwood,

in the State aforesaid

in consideration of the sum of one and no/100 (\$1.00)

DOLLARS,

and love and affection

to me paid by J. W. Norwood, Jr., as Trustee,

in the State aforesaid, 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 J. W. Norwood, Jr., as Trustee

all that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina.

on the Southern side of Lincoln Street, just outside the City of Greenville, being known as lot No. 36 of Washington Heights Subdivision, according to a plat made by C. M. Furman, Jr., February 3, 1922, recorded in the R. M. C. Office for Greenville County in Plat Book "F", at page 54, said lot having the following metes and bounds:

Beginning at a point on the Southern side of Lincoln Street 105 feet West of the Southwestern intersection of Green Avenue with Lincoln Street and running thence along the dividing line of lots No. 36 and 37 S. 46-35 W. 100 feet to an iron pin; thence along the joint rear line of Lots No. 25 and 36 N. 43-25 W. 35 feet to an iron pin; thence along the joint line of lots No. 35 and 36 N. 46-35 E. 100 feet to an iron pin on Lincoln Street; thence along Lincoln Street S. 43-25 E. 35 feet to the point of beginning.

Also, all that certain piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, on the Northern side of Lafayette Street just outside the City of Greenville, being known as lot No. 29 of Washington Heights Subdivision, according to above mentioned plat, and having the following metes and bounds:

Beginning at a point on the Northern side of Lafayette Street 135 feet East of the Northeastern intersection of Lafayette Street with Anderson Street and running thence along the dividing line of lot No. 29 and 30 N. 46-35 E. 100 feet to an iron pin; thence along the joint rear line of Lots No. 29 and 32 S. 43-25 E. 35 feet to an iron pin; thence along the dividing line of Lots No. 28 and 29 S. 46-35 W. 100 feet to an iron pin; on Lafayette Street; thence along Lafayette Street N. 43-25 W. 35 feet to the point of beginning.

IN TRUST NEVERTHELESS to rent, care for and manage same and collect the income therefrom for his son, J. W. Norwood, III, during his life and after his death until the youngest son of the aforesaid J. W. Norwood, III, shall attain the age of twenty-one (21) years. Should the aforesaid J. W. Norwood, III, die childless then the said John W. Norwood, Jr., as Trustee, shall rent, care for and manage same and collect the income therefrom during the life of the said J. W. Norwood, Jr., as Trustee, 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; 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, 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.

The trustee shall have full power to sell the property and make good and sufficient deed therefor in his discretion at any time he deems proper and re-invest the proceeds in other unencumbered 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.