

STATE OF SOUTH CAROLINA, }
Greenville County. }

KNOW ALL MEN BY THESE PRESENTS, That I, A. R. Smith of Greenville County in

~~XX~~ the State aforesaid.

in consideration of the sum of Ten (\$10.00)

DOLLARS,

and other valuable considerations as stated in declaration of trust

to me paid by L. T. Smith, 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 L. T. Smith, As Trustee, his successors and assigns

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

designated as Lot No. 75 in subdivision of Morgan Hill as shown by plat recorded in plat Book A, page 70, having according to said plat a frontage of 57 feet on Woodside Avenue, a depth of 204 feet along line of Lot No. 74, a depth of 204 feet along line of Lot 76, and a width of 64 feet in the rear.

This being the same lot conveyed to me by William G. Sirrine by deed dated October 29, 1932 and recorded in Deed Book 115, page 245, R. M. C. Records for Greenville County, reference being made to said plat and deed for a more particular description of said lot.

IN TRUST, however, for the following purposes, to-wit:

To hold the legal title, to allow said A. R. Smith to occupy said premises free of rent, or if the said A. R. Smith does not wish to occupy the same, to rent said real estate at the direction of A. R. Smith, collect the rents and profits therefrom and pay the net proceeds after payment of taxes, insurance premiums and necessary repairs, over to the said A. R. Smith:

To mortgage said real estate, but only at the direction and with the written consent of the said A. R. Smith; To convey the same and execute a good and sufficient warranty deed therefor to the purchaser, but only with the written direction and consent of the said A. R. Smith; and the proceeds of sale shall be paid over to the said A. R. Smith,

In the event of the death of said Trustee, the said A. R. Smith shall have the right to appoint his successor: in the event of the death of A. R. Smith, the said trustee shall dispose of said property, executing good and sufficient title thereto as directed in the will of the said A. R. Smith, a duplicate-original of which is on file in the office of A. P. DuBose, attorney, Greenville, S. C.

The purchaser or purchasers at the sale by the trustee shall not be required to see to the application of proceeds.