

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 (\$1.00) Dollar love and affection

DOLLARS,

to me paid by George Norwood, 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 George Norwood, Trustee

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

about three (3) miles West of the City of Greenville on the West side of Gentry Street, being known and designated as Lot No. 4 in Block 2 as shown on plat of Hoke's Subdivision recorded in R. M. C. Office for Greenville County in Plat Book C, page 54, having a frontage of 50 feet on Gentry Street, with a depth in parallel lines of 150 feet, being the same lot of land conveyed to me by B. B. Smith on April 8, 1929, deed recorded in said office in Deeds, Volume 148 at page 320.

Also, all that piece, parcel or lot of land in Greenville Township, State and County aforesaid, about two and a half miles west of the Greenville Court House, being a part of lot No. 1-3 of West Highland as shown on plat recorded in Plat Book C at pages 257 and 259, and having the following courses and distnaces:

Beginning at a stake on the east side of Georgia Avenue, 85 feet South of the intersection of Georgia Avenue and the Easley Bridge Road, and running thence parallel with Easley Bridge Road N. 71 E. approximately 170 feet to right of way of P. & N. Railroad; thence with said right of way S. 9-10 E. 120 feet to stake; thence parallel with Easley Bridge Road S. 71 W. approximately 168 feet to stake on Georgia Avenue; thence with Georgia Avenue, N. 9-30 W. 120 feet to the beginning corner, being the same lot of land conveyed to me by J. C. Hill, deed recorded in Deeds, Volume 161 at page 299.

IN TRUST NEVERTHELESS to hold the legal title to said property and care for and manage the same, collect the rents, income and profits arising therefrom and pay the net income to Laura C. Norwood for and during the term of her natural life, and upon the death of the said Laura C. Norwood, to pay the net income to J. W. Norwood, III, B. K. Norwood, Jr., Wilkins Norwood and Lillian Sloan Norwood for and during their natural lives share and share alike. Upon the death of the said J. W. Norwood, III, B. K. Norwood, Jr., Wilkins Norwood and Lillian Sloan Norwood, the said Trustee shall pay the net income to the lawful issue of the said J. W. Norwood, III; B. K. Norwood, Jr.; Wilkins Norwood and Lillian Sloan Norwood per stirpes until each of said issue attains the age of twenty-one years, at which time the Trustee shall convey and turn over to said issue per stirpes his or her proportionate share of the principal and any accumulated income held by said Trustee at said time and this trust freed and discharged as to said share. Should any one of the aforesaid beneficiaries, J. W. Norwood, III; B. K. Norwood, Jr.; Wilkins Norwood and Lillian Sloan Norwood die without leaving lawful issue the interest of such one so dying shall be held by the said Trustee for the benefit of the others in life under the same terms as herein provided. Said Trustee is hereby vested with full power and authority to distribute the income as herein provided in such amounts and at such times as he deems fit and proper in his own uncontrolled discretion, and no beneficiary hereunder shall have any right to require said Trustee to distribute any income at any time. The term, net income, as herein used shall be construed to mean the rents, income and profits arising from the property herein conveyed, and any other property and accretion thereto, which may at any later time become a part of this trust after the deduction of repairs, insurance any any other necessary expenses. The said Trustee is hereby vested with full power and authority to sell and convey any of the trust property at public or private sale upon such terms as he deems proper in his sole uncontrolled discretion, and is authorized and directed to execute good and sufficient deeds therefor upon any sale of the trust property and the Trustee shall reinvest the funds in other unencumbered real estate and said Trustee shall not be limited to one sale, but may sell and re-sell as often as he chooses

in his own sole uncontrolled discretion and is specifically vested with authority to make exchanges of real estate. And the said Trustee shall not be accountable to any beneficiary beyond the requirements of ordinary care and prudence and shall not be required to account for any income, rents or profits not actually received in cash by said Trustee, and said Trustee shall not be accountable for any loss occasioned by fire or other casualty by reason of said Trustee failing to carry insurance on the same for less than its reasonable value.