

TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE.

KNOW ALL MEN BY THESE PRESENTS, THAT I, Fred M. Thompson, in the State aforesaid, in consideration of the sum of Ten and no/100 (\$10.00) Dollars, and other valuable considerations to me paid by Fannie C. Norwood, 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 Fannie C. Norwood:

All that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, situate, lying and being in Ward Five of the City of Greenville, on the South side of Perry Avenue, known as No. 305 Perry Avenue, and having the following metes and bounds, to-wit:

Beginning at a stake on the South side of Perry Avenue, 100 feet from corner of Perry Avenue and Leach Street, and running thence along Perry Avenue N. 66-15 W. 100 feet to a stake on Perry Avenue; thence S. 23-45 W. 200.4 feet to an iron pin; thence S. 66-15 E. 100 feet to an iron pin; thence N. 23-45 E. 200.4 feet to the beginning corner on Perry Avenue.

The grantor agrees to pay taxes for 1940.

TOGETHER with all and singular the premises before mentioned unto the said Fannie C. Norwood, her heirs and assigns, forever, IN TRUST, NEVERTHELESS, for the following uses and purposes:

To rent, care for and manage same and collect the income therefrom for her son, Oliver Norwood, during his life and after his death until the youngest child of the aforesaid Oliver Norwood shall attain the age of twenty-one years. The trustee shall then deed the property to the child or children of Oliver Norwood, their heirs and assigns, forever, as tenants in common, the child or children of a deceased child to take the shares that the parent would have been entitled to had he been living. Should the aforesaid Oliver Norwood die childless then the trustee is to deed the property above mentioned to her sons, J. W. Norwood, Jr., and Benjamin K. Norwood and to her daughter, Frances Norwood Funderburk, their heirs and assigns, forever, and should any one or all of the aforesaid three children be deceased at the time of the death of Oliver Norwood then the trustee is to deed to the child or children of such deceased child the part that the parent would have taken had he been living.

The trustee is to have full power to sell the property and make good and sufficient deed therefor in her discretion at anytime she deems proper and reinvest the proceeds in other unencumbered real estate as often as she sees fit without accountability to the beneficiary beyond the requirements of ordinary prudence; and that said trustee is to have power to make good, fee simple deed or deeds upon such sale or resales, no purchaser at such sale or resale to be in any way responsible for the application of the proceeds; and the said trustee is not to be accountable for fire loss if in the exercise of her discretion she shall leave uninsured the property, or if it be insured below its value.

The Trustee is to have full power to substitute Oliver Norwood as Trustee under this deed at anytime that she deems it advisable or desirable.

And I do hereby bind myself, my heirs, executors and administrators, to warrant and forever defend all and singular the said premises unto the said Fannie C. Norwood, her successors and assigns, against me and my heirs and every other person whomsoever lawfully claiming, or to claim the same or any part thereof.

Witness my hand and seal this 19th day of September, in the year of our Lord one thousand nine hundred and forty.

Signed, sealed and delivered in the presence of:

Margaret Calder

Fred M. Thompson

Doris S. Wilson

S. C. Stamps \$13.00

For True Consideration Sec Affidavit

State of South Carolina,

U. S. Stamps \$ 7.15

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County of Greenville.

Personally appeared before me Margaret Calder and made oath that she saw the within named Fred M. Thompson, sign, seal and as his act and deed, deliver the within written Deed for the uses and purposes herein mentioned, and that she with Doris S. Wilson witnessed the execution thereof. Sworn to before me this 19th day of September, 1940.

Doris S. Wilson

Margaret Calder

Notary Public for South Carolina.

State of South Carolina,

County of Greenville.

Renunciation of Dower.

I, Doris S. Wilson, a Notary Public, do hereby certify unto all whom it may concern, that Mrs. Mildred H. Thompson, the wife of the within named Fred M. Thompson did this day appear before me, and, upon being privately and separately examined by me, did declare that she does freely, voluntarily and without any compulsion, dread or fear of any person or persons whomsoever, renounce release and forever relinquish unto the within named Fannie C. Norwood, her successors and assigns, all her interest and estate, and also all her right and claim of dower of, in or to all and singular the premises within mentioned and released.

Given under my hand and seal, this 19th day of September, 1940.

Mildred H. Thompson

Doris S. Wilson

Notary Public for South Carolina.