

TITLE TO REAL ESTATE

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 Four Thousand (\$4,000.00) and no/100

DOLLARS,

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

those pieces, parcels or lots Greenville Township, Greenville County, State of South Carolina.

known and designated as Lots Nos. 12, 14, 15 and 16 as shown on plat of Washington Heights Sub-division made by C. M. Furman, Jr., February 3, 1922, recorded in the R. M. C. Office for Greenville County in Plat Book "F", page 54.

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 J. 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 George Norwood, Benjamin K. Norwood, Oliver Norwood and Frances Norwood Funderburk, 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 un-encumbered 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.