

TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA, }
Greenville County

KNOW ALL MEN BY THESE PRESENTS, That I, W. O. Groce, of Greenville County,

in the State aforesaid

in consideration of the sum of One dollar love and affection

DOLLARS,

to ME paid by Hazle G. Gorman, 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 Hazle G. Gorman, as Trustee,

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

in the City of Greenville, being on the southern side of Dunbar Street, and being the eastern portion of the lot shown on a plat made for W. O. Groce by Dalton and Neves, in 1936, and being more particularly described as follows:

Beginning at an iron pin on the southern side of Dunbar Street, at the center of a 12 foot driveway, and running thence with the center of said driveway, S. 17-30 W. 58 feet to iron pin; thence S. 31-45 W. 161.5 feet to iron pin; thence S. 76-15 E. 30 feet to iron pin; thence N. 24 E. 34 feet to pin; thence N. 41-30 E. 108 feet to pin; thence N. 20 E. 83 feet to iron pin on the southern side of Dunbar Street; thence with the southern side of Dunbar Street, N. 76-15 W. 49 feet to the point of beginning. Together with the right to the use of a joint 12 foot drive- between this lot and the lot heretofore conveyed by Globe Realty Company to Monnie Coker, and it is understood that said 12 foot driveway is a joint driveway to be used by the grantee, his heirs and assigns, along with Monnie Coker, her heirs and assigns.

Upon the following trust, nevertheless: In trust to hold the legal title to said lot of land, to manage and control the same; to receive the rents and profits arising from said property and out of said proceeds to pay the taxes, insurance and repairs which may be necessary, in the discretion of the Trustee; to sell and convey said property by fee simple deed at either public or private sale, and to use the proceeds arising from any such sale for the benefit of Otis Doyle Gorman.

Said Trustee shall have authority to execute any notes and mortgages and pledge said property as security therefor, including any renewals thereof, for the purpose of making improve- ments, or repairs, to said property, in the discretion of said Trustee.

In the event said property is not conveyed by the said Trustee prior to Otis Doyle Gorman reaching the age of 21 years, the legal title to said property shall vest in the said Otis Doyle Gorman upon his attaining the age of 21 years, in fee simple, freed and discharged of all turst.