

TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA,
Greenville County }

KNOW ALL MEN BY THESE PRESENTS, That I, J. W. Norwood, of Greenville,

in the State aforesaid

in consideration of the sum of three thousand (\$3,000.00) & no/100----

DOLLARS,

to me paid by Benjamin K. Norwood, 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 Benjamin K. Norwood, as Trustee, his successors and assigns forever:

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

just inside the corporate limits of the City of Greenville, and being known and designated as Lots Nos. 60 and 62 of a subdivision known as Washington Heights, as shown on plat thereof recorded in the R. M. C. Office for Greenville County in Plat Book F, at page 54.

IN TRUST, NEVERTHELESS, to rent, care for and manage same and collect the income therefrom for his son, Benjamin K. Norwood, Jr., during his life, and after his death, until the youngest son of the aforesaid Benjamin K. Norwood, Jr., shall attain the age of twenty-one years, at which time said property shall be deeded to said son of Benjamin K. Norwood, Jr., in fee simple, But should the aforesaid Benjamin K. Norwood, Jr., die childless, then the said Benjamin K. Norwood, as Trustee, shall rent, care for, and manage same and collect the income therefrom during the life of said Benjamin K. Norwood, and shall 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 Benjamin K. Norwood, said property is to be equally divided among the heirs of his body, per stirpes and not per capita, and if the said Benjamin K. Norwood 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, J. W. Norwood, Jr., Oliver Norwood and Frances N. Funderburk, per stirpes and not per capita, and the said Benjamin K. Norwood, as Trustee, in that event, shall be freed from any and all liability to further accounting for income from said property.

The Trustee herein shall have full power to sell the property, and make good and sufficient deed or deeds therefor in his discretion at any time he deems proper, and reinvest the proceeds in other unencumbered 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 powers to make good, fee-simple deed or deeds upon sale or re-sale, and no purchaser at such sale, or re-sale shall 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.

"This deed reformed by decree of the Court of Common Pleas, see Judgment Roll # E-10063."