

TITLE TO REAL ESTATE

The State of South Carolina,
COUNTY OF GREENVILLE.

No. 8.

Whereas, on or about December 29, 1942, by my certain deed of trust recorded in office of the R. M. C. for Greenville County, South Carolina, I undertood to convey to Ben K. Norwood as Trustee, upon terms therein set out, two certain lots therein referred to as lots 60 and 62 in Plat Book "F" at page 54; and whereas there was error in said deed in that said lot 60 had already been conveyed to one Coleman, and I now desire to replace said lot with lot 59 hereinbelow referred to, upon a trust, the terms of which are below set out, former deed recorded in office of R. M. C. in Book 250 at page 110; ///

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

in the State aforesaid.

in consideration of ~~the sum of~~ the premises and the sum of Two and no/100 (\$2.00)

DOLLARS

to me in hand paid, at and before the sealing of these presents by

Ben K. Norwood as Trustee

~~the receipt~~ 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 Ben K. Norwood as Trustee

All that piece, parcel or lot of land in or near the City of Greenville, County and State aforesaid, being known and designated as lot 59 of a sub-division known as Washington Heights as shown on a plat thereof recorded in the office of the R. M. C. for Greenville County, South Carolina, in Plat Book "F" at page 54.

In Trust, however, for the following uses and purposes, to-wit:-

(1) To rent, manage, and care for same, and to collect all income therefrom, the net income (after payment of costs of collection, taxes, insurance and cost of unkeep) to be reinvested until Ben K. Norwood, Jr. becomes twenty-one years of age; after that time the entire net income from the original trust and the accumulations are to be paid to Ben K. Norwood, Jr. as long as he lives.

(2) If Ben K. Norwood, Jr. should die leaving one or more descendants, then the trust shall continue in Ben K. Norwood and his heirs until -- and only until -- his youngest child that shall become twenty-one years of age shall reach that age, the net income to be used for the maintenance of his children, the children of any deceased child to share in the parent's stead. At the termination of the trust as above provided, the title, in fee simple, to vest equally in his descendants, per stirpes and not per capita, free of all trusts.

(3) If Ben K. Norwood, Jr. should die leaving no descendants surviving him, the trust shall continue in Ben K. Norwood and his heirs for the benefit of the other child or children, if any, - the net income in that event to be reinvested until the youngest child of Ben K. Norwood that shall reach that age shall become twenty-one years old; the trust to terminate when such youngest child that shall reach that age shall become twenty-one years of age, and the title in fee simple to vest equally in the descendants of Ben K. Norwood, then living, per stirpes and not per capita.

(4) And if Ben K. Norwood shall die leaving no living descendant then title shall vest in fee simple, equally, in George Norwood, John Norwood, Jr., Oliver Norwood and Frances N. Funderburk, free of all trusts; but if any of them be dead, the share of any such deceased person shall go to those who would then answer the description, "his or her heirs", if he or she had just died, in the proportion then fixed for "heirs" under the Statute of Distributions of the State of South Carolina.

The Trustee herein shall have full power to sell, and resell, the property as often as he may deem advisable, and make good and sufficient deed or deeds therefor in said Trustee's discretion at any time, and upon each such sale shall promptly reinvest the trust funds in other unencumbered real estate without accountability to any beneficiary beyond the requirements of ordinary prudence, and the said Trustee has full power to make fee simple deed or deeds upon sale or resale, and no purchaser at such sale or resale shall be in any way responsible for the application of the proceeds. The Trustee shall not be accountable for fire loss, if in the exercise of discretion such Trustee shall leave the property uninsured, or if it be insured below its value.