

THE STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE.

KNOW ALL MEN BY THESE PRESENTS THAT I, L. A. Cothran, of the City of Greenville, in the State aforesaid, in consideration of the sum of three thousand, three hundred dollars to me in hand paid at and before the sealing of these presents by the grantees hereinafter named (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released and by these presents do grant, bargain, sell and release unto J. Lynn Walker all that certain lot, piece or parcel of land situate, lying and being in said state and county, in the First Ward of the City of Greenville, known and designated as Lot "E" of Map 5 on J. N. Southern's plat of the property of Mountain City Land & Improvement Co., pasted on page 605 of Deed Book "WW", in the office of the Register of Mesne Conveyances for said county, and having, according to said plat, the following metes and bounds, to-wit: Beginning at a stake on the west side of Wilton Street, approximately $145\frac{2}{3}$ feet northward from Stone Avenue (this being the northeast corner of Lot "A" on said plat), and running thence along Wilton Street N. $5\frac{1}{2}$ E. fifty-four and one-third ($54\frac{1}{3}$) feet to a stake approximately 200 feet southward from Earle Street; thence N. $84\frac{1}{2}$ W. one hundred and sixty-three (163) feet to a stake on the northeast corner of Lot "D"; thence S. $5\frac{1}{2}$ W. $54\frac{1}{3}$ feet along line of Lot "D" to a stake on the northwest corner of Lot "C"; thence S. $84\frac{1}{2}$ E. 163 feet along line of Lots "C", "B" and "A" to the beginning corner; this being designated as Lot 22 in Block 4 on page 8 of the City Block Book and being the same lot whereon said grantees now reside, in the house known as No. 207 Wilton Street. Said premises were conveyed to D. E. McCuen and myself by L. L. Barr by deed dated April 28, 1913, and recorded in said office in Book 18, page 215. Said D. E. McCue conveyed to me his undivided half interest therein by deed dated Sept. 4, 1923, and recorded in Book 88, page 446. It is understood and agreed that taxes, insurance and rent will be paid pro rata by the parties hereto.

Together with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging or in any wise incident or appertaining. To have and to hold all and singular the premises before mentioned unto the said grantee and his successors, in trust, however, nevertheless, to hold and protect the legal title thereto for the sole use and benefit of his daughter, Ruth Evangeline Walker, during her minority, with remainder to his said daughter or her heirs, devisees or assigns, freed and discharged of all trusts, on the first day of August, A. D. 1947, when she will attain the age of twenty-one years if then living; hereby granting unto said J. Lynn Walker full power to execute and deliver to me or to any other person or corporation a note for the credit portion of the above mentioned purchase money and a mortgage on said premises to secure the payment of such note; also the power to lease said premises (if said Ruth E. Walker shall not desire to reside therein) for a term or terms not enduring beyond the said first day of August, 1947; to collect by any and all legal means the rents and profits thereof, and after paying taxes, insurance, repairs, improvements, commissions on rents collected and all other proper charges, to pay any surplus money to said Ruth E. Walker or her heirs, executors, administrators or assigns; the true intent and purpose hereof being that said Ruth Evangeline Walker shall become the beneficial owner of said premises immediately upon the execution of these presents, and that the full legal title thereto, freed and discharged of all trusts, shall vest in her on the said first day of August, 1947, if she be living then; otherwise in her heirs, devisees or assigns forever, in fee simple. In the event of a vacancy in the trusteeship, said Ruth Evangeline Walker or her heirs, executors, administrators or assigns are hereby empowered to appoint in writing a new trustee or trustees, in whom thereby shall be vested the legal title to said premises, with all powers and discretion hereby granted to said J. Lynn Walker, as fully as though such new trustee or trustees were now appointed by me by name or names.

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

Witness my hand and seal, this tenth day of July, in the year of our Lord one thousand, nine hundred and forty-four and in the one hundred and sixty-ninth year of the Independence of the United States of America.

Signed, sealed and delivered
in the presence of:

L. A. Cothran (L. S.)

Dorothy Moore

R. M. McCrorey

S. C. Stamps \$7.00

U. S. Stamps \$3.85