

TITLE TO REAL ESTATE

The State of South Carolina,
COUNTY OF GREENVILLE.

Whereas, on October 19, 1937, I, Fannie C. Norwood, did executed and deliver to myself, as Trustee, and had duly recorded in the Office of R. M. C. for the County and State aforesaid, in Deed Book 201 at page 90, my certain deed of trust for Oliver Norwood and other beneficiaries therein named, conveying the lot herein described for the uses and purposes in my said deed duly set out; and

Whereas it is my wife to enlarge and clarify the powers of the Trustee of the trust therein created, and as thus amended to affirm the said trust in all particulars;

KNOW ALL MEN BY THESE PRESENTS, That I, Fannie C. Norwood

in the State aforesaid.

in consideration of the sum of One Dollar, and love and affection

DOLLARS

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

Fannie C. Norwood, as Trustee

~~XXXXXXXXXXXX~~ 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 Fannie C. Norwood, as Trustee

All that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, in Ward Two of the City of Greenville, on the North side of East Stone Avenue and having the following metes and bounds, to-wit: Beginning at an iron pin on the North side of East Stone Avenue 163 1/2 feet West of intersection of Stone Avenue and Bennett Street running thence with Stone Avenue N. 72-40 W. 54 1/2 feet to an iron pin; thence N. 17-20 E. 206 1/2 feet to an iron pin; thence S. 72-40 E. 54 1/2 feet to an iron pin; thence S. 17-20 W. 206 1/2 feet to the beginning corner. The above described land is the same conveyed to me by Joe H. Britt on the 29th day of April, 1936, deed recorded in office of the Register of Mesne Conveyance for Greenville County in Book 184, at page 305. Together with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining. To have and to hold all and singular the said premises before mentioned unto the said Fannie C. Norwood, as Trustee, her successors, heirs and assigns forever.

IN TRUST NEVERTHELESS for the following uses and purposes: to rent, care for and manage same, and to collect the income therefrom for the life-time of my son Oliver Norwood, and after his death until the youngest child of the aforesaid Oliver Norwood shall attain the age of twenty-one years, and to apply such income, after the deduction of taxes, insurance, cost of repairs and cost of collection, (a) for said Oliver Norwood during his life time, and (b) for the children of said Oliver Norwood until such youngest child shall reach the age of twenty-one years; when such youngest child of the said Oliver Norwood shall reach the age of twenty-one years, then I direct the Trustee to deed the property herein mentioned to the children of the said Oliver Norwood, share and share alike, the children of any predeceased child to take the share that the parent would have been entitled to if living; but if the said Oliver Norwood shall die leaving no child or children surviving him, and no grandchildren, children of a predeceased child or children, then I direct the Trustee to deed the property to my sons, J. W. Norwood, Jr. and Ben K. Norwood and to my daughter Frances N. Funderburk, their heirs and assigns forever; and if any one or all of the aforesaid three persons be deceased when such period of distribution shall occur, then I direct the Trustee to deed to the child or children of such deceased person or persons the share that the parent would have take if living.

The Trustee shall have full power to sell the property and make good and sufficient deed therefor, in her discretion, at any time, and shall have the duty in such case to reinvest the proceeds in other unencumbered real estate as often as the Trustee may deem advisable, upon terms of trust exactly similar to those herein provided, without accountability to the beneficiary beyond the requirements of ordinary prudence, with full power to the Trustee to make deed or deeds upon said sale or resale, no purchaser at such sale or re-sale to be in any way responsible for the application of the proceeds; and the Trustee shall not be accountable for fire loss if, in the exercise of such discretion, said trustee should leave the property uninsured or if it be insured below its value, and the trustee shall have full power to substitute Oliver Norwood trustee during his life-time, and under this deed at any time she deems it advisable or desirable.

TO HAVE AND TO HOLD all and singular the Premises before mentioned unto the said Fannie C. Norwood, as Trustee for Oliver Norwood, her successors, heirs and assigns forever.

The time at which the remainder shall take effect and deeds be made as herein provided shall be (1) at the death of the said Oliver Norwood if he shall be living after his youngest child shall attain the age of twenty-one years, or (2) at the time such child shall attain the age of twenty-one years if the father shall not then be living.

For Substitution of Trustee under this deed. See Judgment Roll # 78898 in Office of Clerk of Court.