

BEGINNING at a point on the North side of West Washington Street at corner of lot now or formerly owned by Goodlett, and running thence along said West Washington Street S. 65 E. 58.5 feet; thence N. 24 E. 92 feet; thence N. 70 W. 58.5 feet; thence S. 26 W. 87 feet to the point of beginning, and being the same property conveyed to the grantor et al, by Ben Lewis et al, by deed dated April 17, 1924, recorded in the office of Register of Mesne Conveyance in and for Greenville County in Deed Book 91 at page 315.

The grantee assumes against the property only, and not individually, all mortgage encumbrances now against the foregoing premises.

TOGETHER will 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 premises before mentioned unto the said Caroline B. Ellis, her successors and assigns forever, in trust nevertheless to hold the legal title for the use and benefit of the grantor's wife, Caroline B. Ellis, and the grantor's sons, William B. Ellis III, Wilbur E. B. Ellis and Burnett Allston Ellis, upon the conditions, subject to the restrictions, and with the powers and authority on the part of the said Trustee, as herein set forth, which said powers and authority the said Trustee is to exercise solely within the discretion of the said Trustee:

1. To manage, control, rent, insure and repair the within premises, and any and all other real estate and personal property acquired by the trustee.
2. To collect the rents, interest and profits.
3. To pay from the trust funds, taxes, assessments, insurance and cost of repairs and administrative costs.
4. To use the balance of the rents and profits from the trust estate, or so much thereof as may be necessary, for the maintenance of the said Caroline B. Ellis and for the education and maintenance of William B. Ellis III, Wilbur E. B. Ellis and Burnett Allston Ellis.
5. To from year to year, during the continuance of this trust, invest any surplus rents and profits, after payment of taxes, assessments, insurance, repairs, other administrative costs, maintenance of my wife, and education and maintenance of my said sons, under section 10 hereof, or may divide such surplus among the Cestui Que Trust, to the said Caroline B. Ellis, two-fifths thereof, and the said William B. Ellis III, Wilbur E. B. Ellis and Burnett Allston Ellis, each a one-fifth thereof, the proportion of the said Burnett Allston Ellis, during his minority, to be held by said trustee in a separate fund, in trust nevertheless for the use and benefit of the said Burnett Allston Ellis until he shall arrive at the age of 30 years, when the corpus and profits shall be paid to him.
6. To sell and convey by good and sufficient warranty deed or deeds, the within premises, or any part thereof, and any other real estate and personal property belonging to the trust estate, the sale price to be within the discretion of said trustee, and payable in cash or part in cash, the balance to be secured by a first mortgage over the premises conveyed, or other property, the purchaser or purchasers not to be required to see to the application of the proceeds.
7. To collect any amounts due the trust estate, and issue good and valid receipts and acknowledgement or acknowledgements therefor.
8. To protect and defend the trust estate, prosecuting and defending any suits at law or equity, as may be necessary.
9. To retain attorneys and to pay a reasonable fee for their services.
10. To invest and reinvest, as often as may be necessary, any surplus funds of the trust estate in real estate, Federal, State and Municipal bonds, business corporation common and preferred stocks and bonds, or in the construction of additional buildings upon the within premises or other property acquired, all assets and property acquired to be subject to the trust herein created.
11. The trustee herein shall not be held responsible for any losses due to unwise investments, or delay in making investments or reinvestments in exercising the discretion herein given her.
12. At the death of the said Caroline B. Ellis her interest in the trust fund shall vest in the said William B. Ellis III, Wilbur E. B. Ellis and Burnett Allston Ellis, share and share alike. In the event of the death of said William B. Ellis III, Wilbur E. B. Ellis or Burnett Allston Ellis prior to the termination of this trust, leaving children, the portion intended for said deceased son shall go to his children. If either of my said sons should die prior to the termination of this trust leaving a wife and no children, his interest in the trust fund (rents, profits and corpus) shall be paid to his heirs at law.

The Reformation of this Deed, See Judgment Book 6 12 4 2 7