

TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE.

TRUST DEED.

WHEREAS R. B. Goldsmith, late of the County and State aforesaid, departed this life intestate on or about the 29th day of October, 1943 owning certain real estate hereinafter specifically described and certain personal property also described herein and disposed of hereby. There has been no administration on his estate. He left as his sole heirs at law, his widow, Lucinda Goldsmith, his daughters, Mamie G. Queen, Susie Goldsmith and Annie G. Martin, his sons, Jones Goldsmith and Fred Goldsmith and a granddaughter, Ruby Traynum, who is the only child of a deceased son, Felton Goldsmith.

Now it is desired by and between the beneficiaries of his estate to convey all of his properties by trust deed unto his daughter, Mamie G. Queen under such terms and conditions as are hereinafter set forth.

THEREFORE KNOW ALL MEN BY THESE PRESENTS, That we Lucinda Goldsmith, Mamie G. Queen, Jones Goldsmith, Susie Goldsmith, Fred Goldsmith, Annie G. Martin and Ruby Traynum, in consideration of the sum of One Dollar (\$1.00) and the premises hereof to us in hand paid by Mamie G. Queen, (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 Mamie G. Queen, as Trustee.

All that said piece, parcel and tract of land lying and being situate in the County and State aforesaid in Fairview Township, on the Greenville-Laurens Public road about two miles south of the Town of Simpsonville on branch waters of Rabun Creek bounded by W. H. Buchanan, and the C. & W. C. Railway, the Lenhardt lands and others, containing $24\frac{1}{2}$ acres, more or less according to a survey and plat made by W. A. Adams, Surveyor, in Nov. 1912 and more specifically described as beginning in the center of the Greenville-Laurens public highway opposite lands formerly belonging to W. D. League (now D. D. Owings) and running thence S. 12-30 W. 8-05; thence S. 49-30 W. 16.66; thence S. 34-15 E. 6.96; thence N. 56-30 E. 24.00; thence N. 61 E. 4.39; thence N. 49-30 W. 4.50; thence N. 59-15 W. 4.91; thence N. 63 W. 1.71; thence N. 54 W. 5.03 to the beginning corner.

Also all the personal property and estate of the said R. B. Goldsmith consisting of mules, cows, calves, household effects, farming tools and machinery, feed stuffs and such other and further equipment, supplies and properties as may have been owned by the said R. B. Goldsmith at the time of his death.

This said conveyance is made subject to a mortgage covering the tract of land above described given to the Federal Land Bank Commissioner by R. B. Goldsmith on Feb. 28, 1936, for the amount of Eleven Hundred Dollars (\$1100.00) and being recorded in the office of the R. M. C. for Greenville County in Mortgage Book 239, page 118.

Together with all and singular the Rights, Members, Hereditaments and appurtenances to the premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the Premises before mentioned unto the said Mamie G. Queen, as Trustee, her successors and assigns forever in trust for the following uses and purposes to-wit:

- (1) To enter into possession of, manage, rent and collect the rents and profits therefrom, with authority to permit Lucinda Goldsmith to occupy the residence on said real estate, free of rent so long as she, said Lucinda Goldsmith may live.
- (2) To use so much of the rents and profits from the lands as may be necessary to pay interest on the mortgage loan, taxes on both real and personal property, repairs to the building, insurance on the building, and so much on the principal of the mortgage debt as may be required by the holder thereof.
- (3) To mortgage the real estate by proper instruments for the purpose of re-financing all or any portion of the mortgage debt.
- (4) To sell or exchange any or all of the personal property and reinvest the proceeds of such sale or exchange in other properties.
- (5) To purchase necessary live stock and equipment for the proper operation of the farm, paying therefor from the rents and profits of the land.
- (6) To pay over to Lucinda Goldsmith the net rents and profits of the properties here conveyed or hereafter acquired as trustee hereunder, annually.
- (7) Upon the death of Lucinda Goldsmith to sell and convey the trust property or properties, at public or private sale and convey by deeds in fee simple or otherwise.
- (8) To pay over the proceeds from sale of the property - after deducting the proper expenses of the trustee - unto Mamie G. Queen, Susie Goldsmith, Annie G. Martin, Jones Goldsmith, Fred Goldsmith and Ruby Traynum, in equal shares, the heirs of any of such as may be dead to take the share or shares of such deceased.

It is distinctly understood that the purchaser or purchasers of the property or any part thereof shall not be charged with the duty of seeing that the trustee makes proper