

TITLE TO REAL ESTATE

THE STATE OF SOUTH CAROLINA,
County of Greenville.

KNOW ALL MEN BY THESE PRESENTS, That I, George Norwood, as Trustee for Lillian Sloan Norwood

.....in the State aforesaid,
.....in consideration of the sum of
Ten Thousand and no/100 (\$10,000.00) Dollars

to mein hand paid
at and before the sealing of these presents by
George Norwood, as Trustee

(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

George Norwood, as Trustee, his Successors and Assigns:-

All that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, in the City of Greenville, on the West side of River Street;

Beginning at a stake on River Street (being the northeast corner of lot formerly conveyed by Florence N. Bacot to Martha Gentry) thence with the line of Gentry lot in a westerly direction 288 feet, more or less, to an iron pin in Cox Street; thence with Cox Street in a northerly direction 75 feet, more or less, to an iron pin in corner of Lot formerly owned by H. T. Poe; thence with the line of H. T. Poe lot, 288 feet, more or less, to a point in River Street; and thence with River Street 75 feet, more or less, to beginning corner.

Being the same lot of land conveyed to Benjamin K. Norwood by deed of Hattie Hamby Holland and Virginia Wood Wade dated September 7, 1944 and recorded in the R. M. C. Office for Greenville County, S. C. in Deed Book 267 at page 214.

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 upkeep) to be re-invested until Wilkins Norwood 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 Wilkins Norwood as long as he lives.

(2) If Wilkins Norwood should die leaving one or more descendants, the trust shall continue (in George 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 the said Wilkins Norwood should die leaving no descendants surviving him, the trust shall continue in George Norwood and his heirs for the benefit of any child or children of Lillian Sloan Norwood, if any, the net income in that event to be reinvested until her youngest child that shall reach that age shall become twenty-one years of age; 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 Lillian Sloan Norwood, then living, per stirpes and not per capital.

(4) And if Lillian Sloan Norwood shall die leaving no living descendants then title shall vest in fee simple equally in the children of J. W. Norwood, Jr., Ben K. Norwood, Oliver Norwood and Frances N. Funderburk, then living, the distribution to be per stirpes and not per capita.

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 of 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.

This is the same property conveyed to me by deed of Benjamin K. Norwood dated April 17, 1945 and recorded in the RMC Office for Greenville County in Deed Book 275 at page 34, and this conveyance is made pursuant to the power and authority vested in me under the terms of said instrument.