

TITLE TO REAL ESTATE

45782 PROVENCE-JARRARD CO.-GREENVILLE

STATE OF SOUTH CAROLINA
GREENVILLE COUNTY

KNOW ALL MEN BY THESE PRESENTS, That I , Homer Edward of Travelers Rest, in the County and State aforesaid, in consideration of the sum of Ten (\$10.00) Dollars to me in hand paid, and love and affection for the Grantees herein, at and before the sealing of these presents, by Lessie B. Edwards and Mildred Jennett Edwards, the receipt of which is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said Lessie B. Edwards and Mildred Jennett Edwards, IN TRUST nevertheless as hereinafter set forth;

All that piece, parcel and lot of land in Bates Township, Greenville County, State of South Carolina, and having the following metes and bounds, to wit:

BEGINNING on an iron pin on Kate Ligon's line and running thence with her line S. 57 3/4 W. 208 feet and 10 inches to an iron pin; thence S. 30 E. 208.10 feet to an iron pin; thence N. 57 3/4 E. 208.10 feet to an iron pin; thence N. 30 W. 208 feet and 10 inches to the beginning corner and containing one acres, more or less, and being the same lot of land conveyed to me by W. T. Newby by deed recorded in Vol. 241, at page 265, R.M.C. Office for Greenville County, Together with live stock located on the place, farming tools, household and kitchen furniture but not including my automobile; IN TRUST NEVERTHELESS, for the following uses and purposes, that is to say, the said Lessie B. Edwards is to hold, manage, preserve and repair buildings, pay the taxes, lease, rent any portion of the same from time to time as she may see fit, use the said personal property for family purposes as she may see fit, furnish a home for said Mildred Jennett Edwards on the said premises, until the said Mildred Jennett Edwards shall reach the age of twenty-one, or marry, and whichever event comes first, then said Lessie B. Edwards shall no longer be required to furnish a home for the said Mildred Jennett Edwards, but she may in her discretion do so should she see fit, and so on until the death of the said Lessie B. Edwards and at the death of said Lessie B. Edwards her one-half undivided interest in fee shall descend to her heirs at law and should the said Mildred Jennett Edwards die during the life of the said Lessie B. Edwards, her one-half undivided interest shall descend to her heirs at law subject to the life estate of Lessie B. Edwards;

AND provided further that I reserve unto myself the right to live upon the premises as a home along with my said wife, Lessie B. Edwards and my daughter, Mildred Jennett Edwards for and during my lifetime. But such right reserved to me is not to interfere with the power of trust above set forth in favor of the said Trustee, Lessie B. Edwards and such powers as conferred upon her is not to interfere with my right to remain on the premises as a home;

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 premises before mentioned unto the said Lessie B. Edwards and Mildred Jennett Edwards, their heirs and assigns forever, subject to the powers of the Trustee hereinabove specifically set forth.

AND I do hereby bind myself, my heirs, executors and administrators, to warrant and forever defend all and singular the said premises unto the said Lessie B. Edwards and Mildred Jennett Edwards, their heirs and assigns against me and my heirs and every other person whomsoever lawfully claiming, or to claim the same or any part thereof.

WITNESS my Hand and Seal this 6th day of September in the year of our Lord one thousand nine hundred and forty-five.

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