TITLE TO REAL ESTATE

Keys Printing Co., Greenville, S. C.

STATE OF SOUTH CAROLINA,
Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That I, Roy Waters, of Greenville County, in the State aforesaid in consideration of the sum of Two Hundred, Fifty and No/100 DOLLARS, to me paid by Olivia B. Merritt, as Trustee for Frank P. Merritt in the State aforesaid, (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 Olivia B. Merritt, as Trustee for Frank P. Merritt, her successors and assigns forever:

All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, and in Greenville Township, School District 8-AC, being known and designated as Lot No. 12, of a subdivision known as "Furman Terrace" as shown on plat thereof recorded in the R.M.C. office for Greenville County in Plat Book I, at page 59, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwest side of Furman Hall Road at the corner of Lot No. 11, and running thence along the line of that lot, N. 60-30 W. 200 feet to an iron pin at the rear corner of Lot No. 11; thence N. 29-30 E. 60 feet to an iron pin at the rear corner of Lot No. 13; thence along the line of that lot, S. 60-30 E. 200 feet to an iron pin on the northwest side of Furman Hall road at the corner of Lot 13; thence along the line of said Furman Hall Road, S. 29-30 W. 60 feet to the beginning corner.

With full powers unto the said Trustee to hold the legal title, pay the taxes, collect the rents and profits therefrom, or to construct a dwelling house thereon for the use and benefit of Frank P. Merritt; and with full powers to borrow money for the purpose of constructing a building thereon, and to execute and deliver notes and mortgages as security for any such loans; and with full powers to sell and convey the aforesaid premises upon whatever terms and conditions the Trustee may deem advisable, and with full powers to execute and deliver a good and sufficient deed therefor to any purchaser, and the purchaser shall not be bound to see to the application of the proceeds derived from any loan or sale of said premises.

When the beneficiary of this trust shall attain the age of twenty one years, if the Trustee herein has not previously sold and conveyed said property, a deed shall be executed and delivered to the said Frank P. Merritt freed and discharged of any and all trusts; and should the Trustee herein die before a transfer is made to the beneficiary, it is the intention of this deed that the title thereto shall immediately vest in the beneficiary freed and cleared of all trusts whether said beneficiary has attained the age of twnety one years or not.