

TITLE TO REAL ESTATE

KEYS PRINTING CO., GREENVILLE, S. C.

STATE OF SOUTH CAROLINA,
Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That I. A. L. Poole

.....in the State aforesaid.....
in consideration of the sum of love and affection which I bear for my nephews hereafter named

.....
to me paid by Tirzah P. Lewis as Trustee

.....
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 Tirzah P. Lewis, as Trustee

All that piece, parcel or lot of land in Austin Township, Greenville County, State of South Carolina.

located on the south side of Gilder Creek, northwest side of Simpsonville - Anderson Bridge Road, adjoining lands of W. O. Lewis, Thomas Davis, other lands of grantee and others, with metes and bounds, to wit:

Beginning at a point in a line running from a red oak stump S. 70 W. which point is 10.81 feet southwest from said stump and is in the center of a new road, and runs thence in a northerly direction along the center of said new road to the center of Gilder's Creek; thence up the meanders and center of Gilder Creek 3800 feet to a point on a branch where a line running from the Greenville Road S. 6.57 E. joins said creek and branch; thence up the meanders and center of said branch as a line to the intersection of a line running from the aforesaid red oak stump S. 70 W.; thence N. 70 E. 12.01 to the beginning corner, which is in the center of said new road, containing 69.1 acres, more or less, and being the same tract of land conveyed to L. J. Vaughn and Mary Pearle Vaughn by L. A. Vaughn by deed dated August 1, 1929 and recorded in R. M. C. Office, Greenville County, Deed Book 138, page 278. This is the same tract of land conveyed to me by Lawrence J. Vaughn and Mary Pearle Vaughn by deed dated March 20, 1942 recorded in Deed Book 243, page 223.

The conditions of this trust are as follows:

1. Said Tirzah P. Lewis shall hold legal title to this property and collect the rents and profits therefrom for the benefits of her two sons, R. Q. Lewis and N. W. Lewis, who are my nephews.
2. The trustee shall have the right to mortgage the property as she sees fit for the benefit of the said R. Q. Lewis and N. W. Lewis.
3. Said Tirzah P. Lewis, as Trustee, shall have the power to sell and convey said lands and re-invest the proceeds therefrom in other properties with the same terms and conditions as provided hereunder.
4. Upon said R. Q. Lewis and N. W. Lewis reaching the age of 21 years the Trustee named hereunder may either convey this property to them or sell the same and pay the proceeds over to the said R. Q. Lewis and N. W. Lewis. Should either of the said beneficiaries die before reaching the age of 21 years without having married then his share shall go to the other. On the other hand should he have married and left bodily heirs then his share shall go to those bodily heirs.
5. Out of the rents and profits of this land the trustee before making any division shall pay the taxes, repairs and such other necessary expenses of her ownership and possession of the lands.