

The State of South Carolina,  
COUNTY OF GREENVILLE.

Whereas, under the terms of the Last Will and Testament of John T. Groce, Probated and Filed August 2, 1919, provision was made for the use of so much of the real and personal estate as might be necessary for the support and maintenance of the widow of the testator; and

Whereas, in pursuance of said provision the Executors have used and expended for her support the funds coming into their hands from said estate from income and other sources; and

Whereas, the income from said estate is not sufficient to properly care for and maintain said widow, and in the judgment of the Executors it is for the best interest of all parties concerned that the real estate be sold,

NOW, THEREFORE

KNOW ALL MEN BY THESE PRESENTS, That We, Otis Groce and W. E. McCain, as Executors of the Will of John T. Groce, deceased

in the State aforesaid

in consideration of the sum of Ten Thousand Five Hundred (\$10,500.00)

DOLLARS

to us paid by

W. S. Batson, as Trustee for M. G. Batson,

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 W. S. Batson, as Trustee for M. G. Batson,

All that piece, parcel or lot of land in the City of Greenville, Greenville County, State of South Carolina, on the North side of East Stone Avenue and being known and designated as Lot No. Seven and the West half of Lot No. Eight, as shown on a plat of Mountain City Land Improvements Co., made February 20, 1891, by J. N. Southern, Surveyor, and recorded in Deed Book VV at page 544. Said property being described by metes and bounds as follows, to-wit:

Beginning at a stake on the North side of East Stone Avenue at corner common to Lots 6 and 7, as shown on said plat, and running thence North 17 East along the dividing line between Lots 6 and 7 Two Hundred Six and one-half feet, more or less, to a stake at the joint rear corner of Lots 6 and 7; thence South 73 East Eighty-one and three-fourths feet to a stake; thence South 17 West Two Hundred Six and one-half feet, more or less, to the North line of East Stone Avenue; thence along the said North line of East Stone Avenue North 73 West Eighty-one and three-fourths feet, more or less, to the place of beginning.

This is the same property conveyed to John T. Groce by deed of R. Y. Hellams, dated May 17, 1911, by deed recorded in Book 11, Page 536, with the exception of that portion of said property taken by the City of Greenville for the purpose of widening East Stone Avenue.

This conveyance is made by the Executors of the Will of John T. Groce, deceased by virtue of the authority vested in them by the terms of said Will, which is of record in the Office of the Probate Judge for Greenville County in Will Book M at Page 511, and in Apartment 152 File 35, reference to which is hereby made.

Upon the following trust, nevertheless;

In trust to hold the legal title to said lot of land, to manage and control the same; to collect and receive all income, rents and profits arising from said property and out of the same to pay all taxes, insurance and repairs which may be or become necessary in the discretion of the Trustee; to sell and convey said property, either at public or private sale, for such price and upon such terms as the Trustee, shall consider best and to use any part or all of the proceeds from such sale in his sole discretion for the benefit of the said M. G. Batson.

Said Trustee shall have and is hereby given full power and authority in his sole discretion to borrow money, to make, execute and deliver any notes and mortgages and to pledge or convey by way of mortgage said property as security for the same or any renewals thereof, for the purpose of securing the payment of the balance of the purchase money for said property or for the purpose of making improvements or repairs to said property or in order to provide funds which in the sole discretion of the Trustee may be necessary for the support and maintenance of said M. G. Batson.

No purchaser or other person dealing with the said Trustee shall be required to see to the proper application of the proceeds from any sale or mortgage of said property.

If the said property has not been disposed of by the Trustee during the life of M. G. Batson or if it has been sold and any part of the proceeds remain in the hands of the Trustee, then upon the death of the said M. G. Batson the said property or any proceeds from the sale of same which may remain in the hands of the Trustee shall go to the heirs at law of the said M. G. Batson or if he has left a will, to the beneficiaries named therein. Grantee is to pay 1947 taxes.