

The above described land is

the same conveyed to me by

on the _____ day of

19 _____ deed recorded in office of Register of Mesne Conveyance for


Greenville County, in Book


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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

W. D. Ridgeway, as Trustee and his successors and

heirs and assigns forever. for the following purposes, to-wit: 


1. To hold title thereto, rent the same, collect the rents and profits therefrom, and after paying the taxes, costs of necessary repairs and interest on mortgage indebtedness, if any, pay what remains over to Virginia Lois Sims for the term of her natural life, and upon her death to such of my seven children as may remain minors, share and share alike, until the youngest thereof shall reach his or her majority, when he shall sell the lands and divide the net proceeds equally among my said seven children, to-wit: Curtis Eugene, Helen Annette, Robert Houston, Bettie Jean, Franklin Jayrue, Jimmy Ray and Linda Fay, with the bodily heirs taking the share or shares of any who may have died leaving bodily heirs, and with the survivors of the seven taking the share or shares of any dying without bodily heirs; PROVIDED, however, that the said Virginia Lois Sims, if she so desires, may have the possession and occupancy of said lands, or any others purchased in lieu thereof, free of rent, if she pays the annual taxes thereon, keeps the interest paid up on any mortgage indebtedness, and maintains the buildings thereon in a reasonable state of repair, for such period or during such time, or so long as she may provide a home thereon for herself and any of my children herein named.

2. To mortgage the property for the purpose of refinancing the mortgage indebtedness now against it, or to secure funds for the necessary support of said Virginia Lois Sims, and, or the seven named children, or for the making of necessary repairs or improvements to the property - the trustee to be sole judge of what may be "necessary."

3. To sell and convey the said lands and reinvest the proceeds in other real estate under the same trust terms, if in the opinion of the trustee such sale and reinvestment is for the best interest of the beneficiaries of the trust. And the trustee is vested with the same power to mortgage or sell any such property as is given him as regards that conveyed to him by this instrument. The purchaser at any such sale or resale, or such mortgagee or mortgagees, shall not be charged with the duty of seeing to a proper application of the funds derived therefrom.

4. To designate a successor trustee by written instrument if he desires to relinquish his trusteeship, or to appoint such successor by his will.

AND I do hereby bind myself and my heirs, executors and administrators to warrant and forever defend all and singular the premises unto the said W. D. Ridgeway as Trustee, his successors, heirs and assigns, against me and my heirs.