

of said property and divide the proceeds among the said five children, share and share alike, providing that any child dying leaving no issue then such child's share to be divided equally among the children then surviving. E. J. Hodges, the wife of J. F. Hodges, thereafter died and Fred Hodges died April 13, 1932 leaving no issue and his share under said will passed to and vested in the remaining four children, the grantees herein and more than twelve years have elapsed since the death of the said J. F. Hodges and The First National Bank of Greenville was substituted as Trustee under the will of J. F. Hodges in the place and stead of Oscar Hodges and W. D. Hodges as will more fully appear by reference to Order of G. Dewey Oxner, Circuit Judge dated December 28, 1932, on file in the Clerk's Office for Greenville County, S. C., in Judgment Roll E-3433 and in Agreement entered into between the grantees named on November 25, 1937, now on file in the R. M. C. Office for Greenville County in Deed Book 201, page 414, said substituted trustee being given all the power and authority vested in the original trustees named in said will of J. F. Hodges above mentioned.

The First National Bank, as Substituted Trustee, under the will of J. F. Hodges, has been requested by the grantees herein to convey said property to them and said trustee herein deems it advisable to terminate said trust and to convey said property to the grantees so as to vest in each of the grantees herein named an undivided one-fourth interest in said property and for that purpose this deed is made.

The grantees herein assume and agree to pay: (1) that mortgage given by J. F. Hodges to The Life Insurance Company of Virginia in the original amount of \$6,000.00 dated February 23, 1917, recorded in the R. M. C. Office for Greenville County, S. C., in Mortgage Book 21, page 236;

(2) that mortgage given by Oscar Hodges and W. D. Hodges, Executors and Trustees of the will of J. F. Hodges, deceased, to Myers Land Corporation in the original amount of \$40,000.00 dated September 21, 1920, recorded in the R. M. C. Office for Greenville County, S. C., in Mortgage Book 96, page 139.

The grantees are to pay 1948 taxes.

The plat referred to above is recorded in the R. M. C. Office for Greenville County in Plat Book S, page 119.

This property is conveyed subject to the existing leases thereon.

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 grantee(s) hereinabove named, and their Heirs and Assigns forever.