

State of South Carolina, MAR 23 2 24 PM 1955

VOL 522 PAGE 191

Greenville County

OLLIE FARNSWORTH
R. M. C.

Know all Men by these presents, That I, Harriet H. Bozeman, of Greenville County

in the State aforesaid, in consideration of the sum of

Ten and No/100 - - - - - (\$10.00) - - - - - Dollars
and love and affection
to me paid by Bill B. Bozeman, 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 Bill B. Bozeman, as Trustee, his successors and assigns forever an undivided one-third interest in and to the following described property:

All that piece, parcel, or lot of land situate, lying, and being in the State of South Carolina, County of Greenville, on the south eastern side of Mt. Zion Street, and being known and designated as Lot No. 38 as shown on a plat of the property of F. F. Beattie, which plat is recorded in the R. M. C. Office for Greenville County in Plat Book "C" at Page 236, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of Mt. Zion Street, joint front corner Lots Nos. 37 and 38, and running thence with the joint line of said lots, S. 41-20 E. 100 feet to an iron pin; thence S. 52-00 W. 40 feet to an iron pin, joint rear corner Lots Nos. 38 and 39, and running thence with the joint lines of said lots, N. 41-20 W. 100 feet to an iron pin on the southeastern side of Mt. Zion Street; thence with said street, N. 52-00 E. 40 feet to the beginning corner, and being a portion of the same property conveyed to Harriet H. Bozeman and F. B. Bozeman by S & M Real Estate Company by deed recorded in the R. M. C. Office for Greenville County in Deed Vol. 415 at Page 79. The said F. B. Bozeman having subsequently conveyed his interest to the grantor herein.

IN TRUST, NEVERTHELESS, for the sole and separate use of Nancy Ann Bozeman. The trustee, Bill B. Bozeman, is authorized and directed to hold legal title to said property, to collect the rents and profits, pay taxes, fire insurance premiums, and all other expenses, and to do all other acts necessary and proper to manage and conserve said property and to pay or hold the proceeds of said property for the separate use of Nancy Ann Bozeman. The trustee is hereby given full power to sell, mortgage, or lease said property, giving any purchaser a fee simple, general warranty deed thereto, and to reinvest the proceeds thereof for the sole and separate use of Nancy Ann Bozeman. No purchaser or mortgagee shall be responsible for the proper application of the proceeds of said sale or mortgage. This Trust is to remain active until Nancy Ann Bozeman reaches the age of twenty-one (21) years, at which time the Trust is to terminate and the property is to automatically, without the necessity of a future deed, vest in Nancy Ann Bozeman, her heirs and assigns forever:

12-2-53