

## State of South Carolina,

Greenville County

Know all Men by these presents, That I, Mary R. de Saussure,

in the State aforesaid,

in consideration of the sum of Forty Thousand and no 100 (\$40,000.00) Dollars

to me paid by J. H. Sitton, Trustee for J. H. Sitton, C. E. Robinson, Jr. and R. M. Gaffney, under Agreement dated June 21, 1955,

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 J. H. Sitton, Trustee for J. H. Sitton, C. E. Robinson, Jr. and R. M. Gaffney, under Agreement dated June 21, 1955, his successors and assigns forever:

All that piece, parcel or lot of land in Butler Township, Greenville County, State

of South Carolina, lying and being on the Northerly side of Spartanburg Road, near the City of Greenville, S. C., and having according to a survey made by Dalton & Hayes in May 1955, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northerly side of Spartanburg Road, corner of property now or formerly belonging to Felix Simpson, and running thence along the Northerly side of said Road N 77-49 E 166 feet to an iron pin; thence continuing along the Northerly side of said Road N 70-33 E 518.1 feet to an iron pin, corner of property now or formerly belonging to Crayton; thence along the Crayton Line N 7-40 E 1175 feet to an iron pin, corner of the Crayton property with Section 3, Lake Forest Subdivision; thence along the line with Section 3, Lake Forest Subdivision, N 6-33 E 385 feet to an iron pin on the Southeasterly side of Hermitage Road; thence along the Southeasterly side of Hermitage Road S 71-55 W 204.8 feet to an iron pin; thence leaving said Road and continuing with the line of Section 3, Lake Forest, S 68-49 W 574.7 feet to an iron pin; thence S 27-58 W 211.8 feet to an iron pin; thence S 48-18 W 184.5 feet to an iron pin; thence S 5-34 E 1148.3 feet to the point of beginning. Said tract containing 27.21 acres, more or less, and being the same property conveyed to the grantor herein by the deed recorded in Deed Book 307, page 403.

In Trust, however, to hold, manage and dispose of the property herein conveyed in accordance with the powers and duties as set forth in the aforesaid trust agreement, including inter alia (without in any way restricting the powers and duties imposed upon the Trustee in the trust agreement referred to) the power to sell at public or private sale, for cash or on such terms as the Trustee may deem proper, rescind or transfer all or any part thereof, in such manner and upon such terms as he may deem advisable, without any obligation upon the purchaser to see to the application of the proceeds of sale; to borrow money and to give a security mortgage covering the trust property, or any part thereof, to the lender as security for the repayment of the loan, and to execute a promissory note or notes for the amount of money borrowed, payable to the lender, without any obligation upon the lender to see to the use of the proceeds of such loan; to make and execute and deliver leases on all or any part of the property herein conveyed, on such terms and conditions as he may deem advisable, regardless of whether or not such leases may extend beyond the probable or

277-23 (over)