

THE STATE OF SOUTH CAROLINA,  
COUNTY OF GREENVILLE

APR 11 12 23 PM 1956 550 85

W. A. SEYBT & Co.  
R.M.C.

WHEREAS I, J. C. James, am desirous of making provision for my sons and daughters by a conveyance in trust of the property hereinafter described, now therefore,

KNOW ALL MEN BY THESE PRESENTS, That I, the said J. C. James,

in the State aforesaid, in consideration of the sum of  
Five and No/100ths (\$5.00) - - - - - Dollars

to me in hand paid at and before the sealing of these presents

by and love and affection for my children named herein,

(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~~ John B. James, as

Trustee, the following real property for the uses and purposes hereinbelow stated:

all that piece, parcel or lot of land in Grove Township, Greenville

County, State of South Carolina, with the improvements thereon, located on the East side of the Fork Shoals Road, containing 100 acres, more or less; it being understood that this tract does not include 3 acres, more or less, expressly reserved by the grantor unto himself.

The aforesaid property is conveyed subject to the following terms, and in trust for the several uses, intents and purposes hereinafter set forth, viz:

1. In trust to manage and control said property, and to do any and all things necessary and incidental to the leasing, renting and cultivation of the same, for and during the period of my natural life.
2. In trust to collect the rents; issues and profits thereof, and out of the same to keep all of said property and premises in good order and repair, and to pay all taxes, interest and assessments which may be hereafter imposed thereon.
3. In trust to pay over to the grantor herein, J. C. James, the amount of \$100.00 per month during his lifetime, the same to be paid on the 1st day of each month hereafter, commencing on May 1, 1956, and said Trustee is authorized to sell and convey any portion of said property which he deems best in order to comply with this provision, any purchaser thereof not to be liable for the proper application of the proceeds by my Trustee.
4. In trust to execute a mortgage or mortgages upon any or all the property hereinabove described from time to time within the discretion of the trustee, for necessary funds incident to the support and maintenance of the said J. C. James, or to protect said estate against loss, or for any other purposes deemed appropriate by my Trustee.