

State of South Carolina,

Greenville County

WHEREAS, the grantors herein own the property hereinafter described as tenants in common in the proportions set forth in the deed recorded in Deed Book 519, page 503; and

WHEREAS, these parties desire to convey the property to Waco F. Childers, Jr., as Trustee, with the powers and duties set forth herein; NOW, THEREFORE,

Know all Men by these presents, That we, Douglas Wilson Realty Co., (a South Carolina corporation), Waco F. Childers, Jr. and Joe H. Long,

in the State aforesaid,

in consideration of the sum of Ten (\$10.00) Dollars

to us paid by Waco F. Childers, Jr., Trustee for Douglas Wilson Realty Co., Waco F. Childers, Jr. and Joe H. Long, under agreement dated September 21, 1956,

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 Waco F. Childers, Jr., Trustee for Douglas Wilson Realty Co., Waco F. Childers, Jr. and Joe H. Long, under agreement dated September 21, 1956, his successors in office,

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

of South Carolina, near the City of Greenville, being shown as Lots Nos. One (1) through Seventy-Two (72) inclusive, on the plat of Magnolia Acres made by Piedmont Engineering Service, dated February, 1955 and recorded in the RMC Office for Greenville County, S. C. in Plat Book GG, page 133, being the same property conveyed to the grantors herein by the deed of James R. Breazeale, et al., dated March 3, 1955 and recorded in said RMC Office in Deed Book 519, page 503, less, however, the streets and drives shown on said plat which have heretofore been conveyed to Greenville County, S. C.

This property is conveyed subject to the protective covenants applicable to Magnolia Acres, as recorded in Deed Book 534, page 41.

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, resell 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 actual duration of the trust. All of the foregoing powers herein granted the Trustee are also granted to his successors and said Trustee and his successors may exercise all such powers without the order of any court or judge or any purchaser of the trust property or lender to whom the property is conveyed as security for a loan to the Trustee is hereby relieved of the necessity of further investigating the Trustee's power to convey or sell said trust property.

389-1-1711