

THE STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

BOOK 632 PAGE 271

AUG 20 2 49 PM 1959

COLLECTOR NORTH
R.M.C.



KNOW ALL MEN BY THESE PRESENTS, That I, Charles W. Gilreath, Jr.

in the State aforesaid, in consideration of the sum of Twelve Hundred and no/100
(\$1,200.00) Dollars

to me in hand paid at and before the sealing of these presents
by Elizabeth B. Cordell, as Trustee for Riley B. Cordell

(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 Elizabeth B. Cordell, as
Trustee for Riley B. Cordell, her successors, heirs and assigns,

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

County, State of South Carolina with improvements thereon, on the northeast
side of Maryland Avenue, near the City of Greenville, S. C., being
shown as Lot No. 14, on map number 4 of property of Talmer Cordell
recorded in the R. M. C. Office for Greenville County in Plat Book X,
at page 55, and having the following metes and bounds according to
said plat:

Beginning at an iron pin on the northeast side of Maryland Avenue at a
point 58 feet northwest of the northerly corner of intersection of
Maryland Avenue and Texas Avenue, joint front corner of Lots 13 and
14; and thence along the northeast side of Maryland Avenue N. 60-43 W.
58 feet to an iron pin, joint front corner of Lots 14 and 15; thence
along the joint line of Lots 14 and 15, N. 29-17 E. 150 feet to an
iron pin; thence S. 60-43 E. 58 feet to an iron pin, joint rear corner
of Lots 13 and 14; thence along the joint line of said Lots S. 29-15 W.
150 feet to the point of beginning.

As a part of the consideration herein, the grantee assumes and agrees
to pay, the mortgage on the above described property held by C.
Douglas Wilson Company, said mortgage being recorded in the R. M. C.
Office for Greenville County in Mortgage Book 463, page 203.

In Trust, under the following terms, powers, duties and conditions:

1. To manage, control, maintain and preserve; to pay taxes, assessments, and insurance.
2. To lease the within described property, to collect rents, and to pay over to Riley B. Cordell the income after deducting taxes, mortgage payments, insurance, repairs, and any other cost or assessment against the property.
3. To convey by fee simple deed under such terms and conditions as the trustee shall in her sole discretion deem advisable. The grantee under such a conveyance shall not be required to follow the distribution of the proceeds of such sale.
4. To convey unto the beneficiary, Riley B. Cordell, at the time that Riley B. Cordell shall have attained his majority, by fee simple deed, and upon the delivery of this deed, this trust shall cease and determine.

241-1-75