

## State of South Carolina,

BOOK 660 PAGE 395

Greenville County

OCT 10 4 12 PM 1960

Know all Men by these presents, That we, A. J. C. Vaughan and Mary L. Vaughan, of Greenville County,

in the State aforesaid, in consideration of the sum of Ten (\$10.00) Dollars and love and affection and subject to mortgage set out below

Dollars

to us paid by Mary L. Vaughan, 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 Mary L. Vaughan, as Trustee, her successors and assigns forever: AN UNDIVIDED ONE-HALF INTEREST in and to the following described property:

All that certain piece, parcel or lot of land, with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, Oneal Township, near Cross Roads Church, lying on the north side of the road that leads from the Greenville-Sandy Flat Road to the State Park-Travelers Rest Road, and being a part of a 11.7 acre tract conveyed to A. J. Vaughan by deed from G. L. Kennemore May 14th, 1952, recorded in the office of the R. M. C. for Greenville County in Deed Book 473 at page 338, and having the following courses and distances, to-wit:

BEGINNING on a stake on the north edge of the said road, joint corner of a 28.7 acre tract, and runs thence with the north margin of the said road, N. 76-05 E. 173.5 feet to an iron pin, G. L. Kennemore corner; thence N. 11-04 W. 272 feet to an iron pin, G. L. Kennemore corner; thence a new line, N. 87-31 W. 128.2 feet to a stake on the common line of the 28.7 acre tract and the 11.7 acre tract; thence with the said common line, S. 2-10 E. 314.5 feet to the beginning corner, containing one (1) acre, more or less.

The grantor, Mary L. Vaughan, has acquired an undivided one-half interest in the above property by deed from A. J. Vaughan dated January 2, 1960, recorded in the R. M. C. office for Greenville County in Deed Vol. 642, at page 505.

A Plat of the above described property is recorded in the R. M. C. Office for Greenville County in Plat Book TT, at page 121.

IN TRUST, NEVERTHELESS, for the following uses and purposes: the trustee, Mary L. Vaughan, shall hold the legal title to said property for the sole and separate use of her daughter, Alva Ann Teague. The trustee is authorized and directed to collect rents and profits, pay taxes, fire insurance premiums and to do all other acts necessary and proper to manage said property, and to pay over any proceeds that might be derived therefrom to her daughter, Alva Ann Teague. The trustee is further authorized to sell, mortgage, or lease said property, giving any purchaser a fee simple general warranty deed thereto and to re-invest the proceeds thereof for the separate use and benefit of Alva Ann Teague. No purchaser or mortgagee shall be responsible for the proper application of the proceeds of any sale or mortgage. This trust is to remain active until the beneficiary, Alva Ann Teague, reaches the age of 21 years, which date will be July 4, 1962, at which time this trust is to terminate and cease and the undivided one-half interest being conveyed herein shall vest in the beneficiary, Alva Ann Teague, her heirs and assigns forever.

This conveyance is subject to that certain note and mortgage executed by the grantors to First Federal Savings and Loan Association of Greenville in the original sum of \$9000.00, recorded in Mortgage Book 814, at page 170.

499.2-1-16.1