

THE STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

DEED of GIFT OLLIE FARNSWORTH R.M.C.

KNOW ALL MEN BY THESE PRESENTS That I,

Emma C. Poag

in the State aforesaid, in consideration of the sum of

One Dollars

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

by Emma Poag Cathcart, as trustee as hereinafter stated,

(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 Emma Poag Cathcart, as trustee for, and in trust for the benefit of:

Emma Poag Cathcart, who is my daughter, Peter C. Cathcart, who is my grandson, James D. Poag, Jr., who is my son, and John C. Poag, who is my grandson, share and share alike,

all that piece, parcel or lot of land in Township, Greenville County, State of South Carolina, near the City of Greenville, and more particularly described as follows:

BEGINNING at a point in right-of-way on the C & W Railroad, and running thence with line of property now or formerly owned by R. J. Rowley, N. 69-00 E. 1014.4 feet to stone; thence N. 28-00 W. 529 feet to a point in Woodlark Street; thence N. 27-03 W. along line of property now or formerly owned by C. P. Coster, R. F. Watson and Fleming, 1319 feet to a Post Oak Tree; thence S. 55-12 W. along line of property now or formerly owned by M. J. Vaughan, Smith and John T. Davenport 1380 feet to a stake; thence S. 36-05 E. 855.5 feet along line of property now or formerly owned by W. T. Thomason to an iron pin; thence S. 65-00 W. 133 feet to a point in the right-of-way of the C & W Railroad property aforesaid; thence in or along said right-of-way as follows: S. 50-05 E. 150 feet: S. 51.19 E. 200 feet: S. 54-19 E. 200 feet: S. 58-54 E. 200 feet: S. 61-20 E. 55.9 feet to the beginning corner, and containing 48.20 acres, more or less, exclusive of a 50 foot railroad right-of-way, all according to plat made by Dalton and Neves, in December, 1941; LESS: However, that certain portion of said property heretofore conveyed by me to the Housing Authority.

The said trustee shall have the following powers, and shall perform the following duties, to wit:

She shall pay all taxes on and expenses of maintaining said property, with the right to re-imbusement out of the trust property if her own funds are used therefor; she shall use all reasonable effort to prevent waste of or to said property, and shall put the same to profitable use if and when reasonably possible, and shall accumulate all profits over and above taxes and maintenance expenses, and shall distribute to the said beneficiaries, or to his, her or their heirs, personal representatives, devisees, or legatees should one or more of said beneficiaries die prior to time for distribution, which shall be when the said Peter C. Cathcart becomes twenty-one years of age, or when he would have attained said age, should he die prior to becoming of said age, provided, however, that said distribution shall be made if and when either of my said grandsons shall enter college as a regularly enrolled student thereof, if such event happens prior to the distribution date above fixed.

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