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KEYS PRINTING CO.

State of South Carolina,

Greenville County

OLLIE FARMWORTH
R.M.C.

BOOK 716 PAGE 501

Know all Men by these presents, That We, Audrey F. Ross, W. Lewis Ross, Bernice L. Ross, Homer C. Ross, Ladel R. Thompson, Pearl R. Wood and Mary R. Hardee

in the State aforesaid, in consideration of the sum of **Twenty-Eight Thousand, Eight Hundred and No/100 (\$28,800.00)** - - - - - Dollars

to us paid by **C. S. Willingham, as Trustee for J. Claude Hale, W. N. Leslie, and C. S. Willingham**

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 **C. S. Willingham, as Trustee for J. Claude Hale, W. N. Leslie, and C. S. Willingham** his successors and assigns forever:

All that certain piece, parcel or tract of land situate, lying and being in the State of South Carolina, County of Greenville, Chick Springs Township, on the south side of Walker Springs Road, containing 17.89 acres, being shown and designated as Tract 2 on plat entitled "Property of H. C. Ross, et al." prepared by Piedmont Engineering Service, January 31, 1963, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the south side of Walker Springs Road at the corner of property belonging to S. Mack Cochran and running thence along the line of that property, S. 39-30 E. 246.7 feet to an iron pin; thence continuing along line of that property, S. 87-58 E. 247.5 feet to an iron pin; thence S. 8-02 W. 244.35 feet to an iron pin; thence S. 70-05 W. 723.25 feet to an iron pin; thence S. 54-32 W. 258.9 feet to an iron pin; thence S. 52-03 W. 121.3 feet to an iron pin; thence S. 54-10 W. 85.0 feet to an iron pin; thence S. 53-09 W. 50.7 feet to an iron pin; thence N. 16-24 W. 757.5 feet to an iron pin at the corner of Tract 1 as shown on the plat aforesaid; thence along line of Tract 1, N. 73-36 E. 215.0 feet to an iron pin on the western edge of a proposed street; thence along western edge of said proposed street, N. 8-27 E. 261.1 feet to an iron pin on the south side of Walker Springs Road; thence along south side of Walker Springs Road, S. 83-39 E. 383.45 feet to an iron pin; thence continuing along south side of Walker Springs Road, S. 88-41 E. 313.8 feet to the beginning corner; being the greater portion of a tract conveyed to Chancy T. Ross by W. E. Ross, et al. by deed dated January 14, 1932, recorded in the R.M.C. Office for Greenville County in Deed Vol. 200, at Page 322; The said Chancy T. Ross died intestate on August 27, 1953 leaving the grantors herein as his only surviving heirs at law.

IN TRUST, NEVERTHELESS, to hold the legal title to the above described property and to manage and control the same; to subdivide and develop said property as a residential subdivision, to impose restrictions and protective covenants, and to pay the cost of development, including surveying, engineering, and legal fees, and the cost of roads and water lines; to pay all taxes due thereon; to borrow money in any amount upon the security of said property in order to defray the cost of development or for other related purposes and to execute a mortgage or mortgages covering said property or any part thereof; to sell and convey lots or parcels at such prices and upon such terms as the said Trustee shall deem advisable, to execute and deliver deeds of general warranty to lot purchasers, and to pay the net proceeds of such sales in equal shares to the said W. N. Leslie, C. S. Willingham and J. Claude Hale. No purchaser shall be required to see to the application of any sale proceeds, nor shall any mortgagee be required to see to the application of the proceeds of any mortgage loan. This trust shall cease and determine at such time as all of said land shall have been sold by the Trustee herein, or 25 years from date, whichever event shall be earlier, and should there remain any unsold portions of said property upon the termination of this trust, the title thereto shall pass in equal shares to the said C. S. Willingham, W. N. Leslie and J. Claude Hale, or their heirs, executors or administrators. In the event of the death or disability of the Trustee hereunder, the said W. N.

(OVER)

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