

State of South Carolina,
Greenville County

APR 17 11 20 AM 1964

OLIVER B. WORTH
R.M.C.

Know all Men by these presents, That

Frank D. Southern and Laura C. Southern

in the State aforesaid,

in consideration of the sum of Eight Thousand Seven Hundred Fifty and no/100 (\$8,750.00)

Dollars

to us paid by Harry R. Stephenson, Jr., Trustee for Dan H. McKinney, Wilkins Norwood, Harry R. Stephenson, Jr. and William K. Stephenson, under Agreement dated June 21, 1962,

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 Harry R. Stephenson, Jr., Trustee for Dan H. McKinney, Wilkins Norwood, Harry R. Stephenson, Jr. and William K. Stephenson, under Agreement dated June 21, 1962, his successors, heirs and assigns forever:

All that certain piece, parcel or lot of land with the buildings and improvements thereon, lying and being on the northerly side of Reid School Road, Chick Springs Township, County and State aforesaid, and having according to a survey plat made by Terry T. Dill February 6, 1963 and recorded in the RMC Office for Greenville County, S. C. in Plat Book CCC, page 159, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northerly side of Reid School Road, said pin being the joint corner of the land herein conveyed with other land belonging to the grantee herein and running thence along the joint line of said properties N 9-35 W 197 feet to an iron pin; thence turning and running S 81-00 W 190 feet to an iron pin; thence turning and running S 9-33 E 195.8 feet to an iron pin on the northerly side of Reid School Road; thence turning and running along the northerly side of Reid School Road N 81-36 E 190 feet more or less to the point of beginning, being the same property conveyed to the grantors herein by deed of W. D. Taylor dated February 28, 1950 and recorded in the RMC Office for Greenville County, S. C. in Deed Book 404, page 139.

GRANTEE TO PAY 1964 TAXES.

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 develop and subdivide the property; to make 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 and 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.

(Continued on next page)

3 on Agreement & Certificate of Consent for Deed Book 818 Page 379.

11-1-27-726-27-11