

BOOK 782, PAGE 343
FILED
GREENVILLE CO. S. C.

State of South Carolina,

Greenville County

SEP 17 10 52 AM 1965

Know all Men by these presents, That I, Eugene W. Burns

OLLIE F. WORTH
R.M.C.

in the State aforesaid, in consideration of the sum of

One and no/100 (\$1.00) Dollars
and the premises

to me paid by Mary W. Burns, 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 W. Burns, as Trustee, her successors and assigns forever; all my right, title and interest, the same being 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, Butler Township, being shown as Lot 12 on plat of Green Hills, recorded in the R. M. C. Office for Greenville County in Plat Book HH, at Page 189, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Chipwood Lane at the joint front corner Lots 12 and 13 and running thence with line of Lot 13, N. 28-33 W. 191.5 feet to pin in line of Liberty Life Insurance property; thence with line of said property, S. 43-06 W. 135 feet to pin at rear corner Lot 11; thence with line of Lot 11, S. 46-54 E. 172 feet to pin on Chipwood Lane; thence with northwestern side of Chipwood Lane, N. 43-06 E. 17.5 feet to iron pin; thence continuing with Chipwood Lane, N. 52-41 E. 57.5 feet to the point of beginning.

IN TRUST, NEVERTHELESS, for the separate use and benefit of the said Mary W. Burns for and during the term of her natural life and at her death said property shall vest in the children of Mary W. Burns and Eugene W. Burns, to be the children's property absolutely and in fee simple.

The trustee is authorized and directed to hold legal title to said property and to manage, lease, mortgage, collect rents and profits, pay taxes and insurance, and do all other acts necessary to manage said property and after deducting all necessary costs and expenses to pay the net income derived therefrom to the said Mary W. Burns, not less often than annually, for and during the term of her natural life.

The trustee herein is authorized at any time to list said property with a realtor, contract to sell the same, and in fact sell said property at a public or private sale, for cash or credit, giving any purchaser or purchasers a fee simple title to said property by general warranty deed. No purchaser or mortgagee shall be required to see to the application of the proceeds. The trustee herein is directed to reinvest the proceeds derived from any sale in some other suitable income producing property or security, with investments not being limited to those required under the laws of the State of South Carolina. The funds or property as reinvested shall be subject to the terms and conditions of this trust.

This deed is executed pursuant to order of the Court in the case of Mary W. Burns -vs- Eugene W. Burns, the decree being dated September 4, 1964 and the Judgment Roll recorded in the office of the Clerk of Court for Greenville County in Judgment Roll J-1940.

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