

JAN 4 3 45 PM 1966

BOOK 789 PAGE 307

State of South Carolina,

Greenville County

OLIVER H. WORTH
S. C.

Know all Men by these presents, That I, Flora H. Sherman, of Greenville County,

in the State aforesaid, in consideration of the sum of

Five (\$ 5.00) Dollars and gift

Dollars

to me paid by Flora S. Hudson, 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 Flora S. Hudson, as Trustee, her successors and assigns forever: An undivided one-twelfth interest in and to the following described properties:

All that piece, parcel or lot of land in Greenville County, State of South Carolina, near the northwest intersection of Buncombe and Laurens Streets, in the City of Greenville, known and designated as Lot No. 19 on plat of Rush Brothers as shown on plat of R. E. Dalton, January, 1924, recorded in the R. M. C. Office for Greenville County in Plat Book F, Page 184, and more particularly described as follows:

BEGINNING at a point on the northeast side of Buncombe Street at corner of Lot No. 18, and running thence along said lot, N. 20-04 E. 55.65 feet; thence N. 69-07 W. 20 feet to iron pin; thence S. 20-04 W. 41.7 feet to a drill hole on Buncombe Street; thence along said street, S. 34-30 E. 24.55 feet to beginning.

ALSO, all that piece, parcel or lot of land in Greenville County, State of South Carolina, near the northwest intersection of Buncombe and Laurens Streets, designated as Lot No. 13 on plat of Rush Brothers as shown on plat of engineer dated January, 1924, recorded in the R. M. C. Office for Greenville County in Plat Book F, Page 184:

BEGINNING at a point on the southwest side of West North Street and running thence S. 20-05 W. 40 feet; thence N. 69-07 W. 20 feet; thence N. 20-04 E. 40 feet to North Street; thence with North Street, S. 69-07 E. 20 feet to the beginning corner.

IN TRUST, NEVERTHELESS, for the sole and separate use and benefit of the said Flora S. Hudson for and during the term of her natural life. On her death said property will vest absolutely and in fee simple in the children of Flora S. Hudson, their heirs and assigns forever, share and share alike. However, should any of the said children be under the age of twenty-one years at the time of her death, then and in that event, said minor child's interest will vest in Bennett E. Hudson as Trustee for said minor child or children. The Trustee may either pay the income derived from said property to the minor children in annual installments or the Trustee may accumulate said income and pay the same to each minor child as they attain the age of twenty-one years. At such time as said child or children reach the age of twenty-one years, the said Bennett E. Hudson shall convey by fee simple general warranty deed said child's share to the child to be his or hers absolutely and in fee simple. The Trustee, Flora S. Hudson, and her successor, Bennett E. Hudson, is authorized and directed to hold legal title to said property, to collect the rents and profits, to pay taxes, fire insurance premiums, and to pay all other expenses and do all other acts necessary and proper, to manage, lease or otherwise deal in said property. After deducting all necessary expenses, the net proceeds derived from said property shall be paid to the said Flora S. Hudson not less often than annually, during the term of her natural life. The Trustee is hereby given full power to sell, mortgage, lease or rent said property, giving any purchaser a fee simple general warranty deed thereto, and to reinvest the proceeds thereof as said Trustee deems

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