

Street S 75-58 W, 1,037.6 feet to an iron pin; thence S 76-59 W, 344.6 feet to the point of beginning.

This is the identical property conveyed to the grantor by deed of James M. Latimer and Ida Mae C. Latimer dated September 1, 1959, and recorded in Deed Book 633, page 253 and deed from the Town of Simpsonville dated May 15, 1962 and recorded in Deed Book 698, page 391.

This conveyance is made subject to all recorded rights of way and easements including, but not limited to, the rights of way for power lines and for streets, roads and highways shown on the recorded plat referred to above. However, the grantor does hereby convey to grantee, its successors and assigns, all its right, title and interest in and to the same and in and to the 6 inch water line connecting the two tracts above described and extending through and across the right of way for U. S. Highway 276, whether such interest is in fee or by reversion, said interest being specifically excluded from the general warranty of this deed.

IN TRUST UPON THE FOLLOWING TERMS AND CONDITIONS:

Full power is hereby granted to said Trustee to sell, convey, mortgage, exchange, lease and otherwise dispose of, subdivide, alienate, encumber or restrict all or part of said property or interests or rights therein or other property acquired, at any time and from time to time; to borrow and lend money, execute, give and accept mortgages or other security, real or personal, tangible or intangible, or any combination of securities, to execute releases, assignments and satisfactions; to invest and reinvest trust funds proceeds and income therefrom in other real or personal property.

Trustee shall have full and complete power to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter. Any transaction by the Trustee may extend beyond the period of this trust.

In no case shall any party dealing with said Trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said Trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by said Trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of the delivery thereof the trust created by this conveyance and by said agreement was in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this conveyance and in said agreement or in some amendment thereof and binding upon all beneficiaries thereunder, (c) that said Trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument, and (d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.

The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings,

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