

RECORD NO. 175

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GREENVILLE CO. S. C.

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OLLIE FARNSWORTH  
R. M. C.

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STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )

TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, that JOHN R. JULIAN and BERNICE E. JULIAN, in consideration of One Dollar (\$1.00) to the grantors in hand paid at and before the sealing of these presents by the grantee, the receipt of which is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto WILLIAM R. JULIAN, AS TRUSTEE, his successors and assigns,

ALL that tract of land situate in Greenville County, South Carolina, lying on the eastern side of Fork Shoals Road and having, according to a plat by Jones Engineering Services, dated February, 1970, the following metes and bounds, to-wit:

BEGINNING at a point near the center of Fork Shoals Road and running thence N. 69-43 E. 961.4 feet to a point in the center of a county road; thence with the center of said road N. 20-33 W. 500 feet, N. 20-47 W. 500 feet, N. 23-35 W. 300 feet, N. 16-35 W. 105 feet, N. 3-45 W. 100 feet; thence turning and leaving said road, S. 63-45 W. 483.2 feet; thence S. 26-15 E. 105 feet; thence S. 63-45 W. 456 feet to a point near the center of Fork Shoals Road; thence along the center of said road, S. 20-54 E. 200 feet and S. 19-09 E. 1,097.5 feet to the beginning point,

Together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining thereto;

TO HAVE AND TO HOLD all and singular the premises before mentioned unto the grantee, and the grantees' successors and assigns, forever, to be held in trust, nevertheless, for the benefit of John R. Julian and Bernice E. Julian, in equal shares, upon the following terms and conditions:

1. To hold, manage, subdivide, lease, sell and/or mortgage all or any part thereof, upon such terms as Trustee shall deem proper and within his sole discretion; to execute such deeds, mortgages, contracts or other instruments as may be necessary to effect these purposes; to pay such costs, fees, obligations and expenses as shall be appropriate and pay any net profit equally to the beneficiaries hereof.
2. No purchaser or mortgagee need see to the application of any proceeds of such sale or loan and no person need look beyond this instrument for authority of Trustee.

- 80-585.1-1-22.1

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