

Grantee's Address: Leslie Kemp  
Rt. #3  
Greer, SC 29651

STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )

TRUST DEED

608 1122 421

FILED  
68: 9: 6:

KNOW ALL MEN BY THESE PRESENTS, that I, Ellen Wilbanks Kemp, in consideration of the sum of One Dollar (\$1.00) and the terms and conditions hereinafter expressed, have granted, bargained, sold and released and by these presents, do grant, bargain, sell and release unto Leslie Lawton Kemp, as Trustee, his successors and assigns forever:

All of those tracts or parcels of land in Highland Township of Greenville County, South Carolina, the first tract containing 8.25 acres, more or less and the second tract containing 5 acres, more or less, bounded on the north and west by lands of Nancy W. Finley, on the south by lands of L. E. Hunt, and on the east by lands of Charles C. Kemp, or the Estate of Rebecca Kemp, and being all of that property described in deed from Charles C. Kemp to the late A. B. Kemp, March 4, 1948, recorded in Vol. 367, page 117.

This is the identical property conveyed to the Grantor by deed of J. T. Kemp, et al, recorded on October 22, 1958, in Deed Book 608, at Page 549.

(10)-315-634.2-1-32

Together with all and singular the rights, members, hereditaments, and appurtenances to said premises belonging or in any wise incident or appertaining; to have and to hold all and singular the premises before mentioned unto the said Leslie Lawton Kemp as Trustee, his successors and assigns forever, in trust nevertheless, for the following uses and purposes to wit:

1. To hold, control and manage said property for the use and benefit of my living children as follows:

(a) Any income produced from such property shall be applied first to any related costs and expenses such as taxes, insurance, maintenance and repairs; and the balance, if any, shall be payable annually in equal shares to my children living at that time.

(b) The net proceeds of any sale or sales of the subject property shall be payable in equal shares to those of my children surviving at the time any such sale is closed. In lieu of such sale or sales, my Trustee, in his sole discretion, shall be authorized to convey such property, free of trust, to my children surviving at my death, in equal shares.

2. In the administration of this Trust, my Trustee is expressly authorized to lease or rent the same and/or to make private sales of same upon such terms as he deems advisable; to execute binding contracts and agreements relating thereto; and, generally, to perform any act or function related to such lease, rental, sale or sales, including the execution of conveyances of title thereto.

3. No purchaser or purchasers from said Trustee shall be required to see to the proper application of the proceeds of any sale made hereunder.

4. If the subject property has not been conveyed by said Trustee within two (2) years after my death, this Trust shall terminate and title to the property shall vest absolutely and free of trust in my children living at that time in equal shares.

5. In the event of the death, disability, or other disqualification of Leslie Lawton Kemp, as Trustee, I hereby designate and appoint my sons, James Troy Kemp and Hayden Clifton Kemp, as substitute Trustees with the same authority.

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RECORDED

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