

SEP 17 2 22 PM '81
DONNIE S. TANKERSLEY
R.M.C.

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Declaration of Trust

WHEREAS, WE, Charles A. Hancock and Rebecca S. Hancock, of the City/Town of Mauldin, County of Greenville, State of South Carolina are the owners as joint tenants of certain real property located at (and known as) 111 Sycamore Drive in the City/Town of Mauldin, State of South Carolina which property is described more fully in the Deed conveying it from James R. Morris and Leona H. Morris to Charles A. Hancock & Rebecca S. Hancock as that certain piece or parcel of land with buildings thereon standing, located in said Mauldin, being

All that certain piece, parcel, or lot of land, with the improvements thereon, situated, lying and being in the State of South Carolina, County of Greenville, in Austin Township, within the corporate limits of the Town of Mauldin, being known and designated as Lot No. 87 of Glendale # 2 as shown on plat thereof being recorded in the RMC Office for Greenville County in Plat Book 000, at Page 55, and having the following metes and bounds, to-wit:

Beginning at an iron pin on the northwest side of Sycamore Drive, joint front corner of Lots Nos. 86 and 87, and running thence along the northwest side of Sycamore Drive, S. 49-46 W. 100 feet to a point, joint front corner of Lots Nos. 87 and 88; thence N. 40-14 W. 165 feet to a point at the joint rear corner of Lots Nos. 87 and 88; thence N. 49-46 E. 100 feet to a point at the joint rear corner of Lots Nos. 86 and 87; thence S. 40-14 E. 165 feet to a point on the northwest side of Sycamore Drive, the point of beginning.

Being the same premises earlier conveyed to the Settlers by an instrument dated June 30, 1977 and recorded in Vol. 1059, Page 646 of the (Mauldin) Greenville County Land Records.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that we do hereby acknowledge and declare that we hold and will hold said real property and all our right, title and interest in and to said property and all furniture, fixtures and personal property situated therein on the date of the death of the survivor of us, IN TRUST

For the use and benefit of the following three (3) persons, in equal shares, or the survivor of them ~~per~~

- Odessa S. Wyne - our daughter
- Charles L Hancock - our son
- Eva J. Linn - our daughter

RECORDED 4 OCT 1981

If because of the physical or mental incapacity of both of us certified in writing by a physician, the Successor Trustee hereinafter named shall assume active administration of this trust during our lifetime. such Successor Trustee shall be fully authorized to pay to us or disburse on our behalf such sums from income or principal as appear necessary or desirable for our comfort or welfare. Upon the death of the survivor of us, unless the beneficiaries shall predecease us or unless we all shall die as a result of a common accident or disaster, our Successor Trustee is hereby directed forthwith to transfer said property and all right, title and interest in and to said property unto the beneficiaries absolutely and thereby terminate this trust; provided, however, that if any beneficiary hereunder shall not have attained the age of 21 years, the Successor Trustee shall hold such beneficiary's share of the trust assets in continuing trust until such beneficiary shall have attained the age of 21 years. During such period of continuing trust the Successor Trustee, in his absolute discretion, may retain the specific trust property herein described if he believes it in the best interest of the beneficiary so to do, or he may sell or otherwise dispose of such specific trust property, investing and reinvesting the proceeds as he may deem appropriate. If the specific trust property shall be productive of income or if it be sold or otherwise disposed of, the Successor Trustee may apply or expend any or all of the income or principal

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