

DECLARATION OF TRUST

VOL 1180 PAGE 355

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

2011 '83

KEY

WHEREAS, we, Brooks C. and Grace L. Preacher OF THE TOWN
of Taylors, County of Greenville, South Carolina, are the owner(s) of
certain real property located at Lot No. 22 in Greenville
County State of South Carolina, which property is described more
fully in the deed conveying it from John P. Dodover and Elizabeth Dodover
to Brooks C. and Grace L. Preacher, March 1, 1979 to wit:

Recorded in Deed Book 1180 at Page 355
BEGINNING at a nail in North Lake Road on line of property now or
formerly of Lee Styles and running thence on a line in said road
S 68-16 E 294.9 feet to a point in said road; thence continuing in said
road N 79-06 E 65 feet to a point in said road; thence continuing in
said road S 69-56 E 70 feet to a point in said road; thence continuing
in said road S 48-56 E 70 feet to a nail in said road on the line of
property now or formerly of Martin L. Foose; thence S 41-41 W 110.4
feet to an iron pin; thence S 12-35 E 100 feet to an iron pin; thence
N 73-58 E 149.6 feet along the 850' Contour to an iron pin; thence
continuing with the 850' Contour S 40-10 E 230 feet to a point;
thence S 44-50 W 109 feet to an iron pin; N 12-00 E 288.2 feet to a
nail in North Lake Road, the point of beginning, and containing 1.25
Acres less .27 acres contained in the road right-of-way, which is
included in the above description, for a net acreage of 1.42 acres.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, THAT we do hereby
acknowledge and declare that we hold and will hold said real prop-
erty and all right and title and interest in and to said property and
all furniture, fixtures and real and personal property situated there-
in IN TRUST

L. For the use and benefit of Brooks Marshal Conner
Address 208 Ravensworth Rd. Taylors S. C. HEREIN REFERRED TO as the
FIRST BENEFICIARY and upon his death prior to the termination of
the trust for the use and benefit of Timothy Stephen Conner
ADDRESS 208 Ravensworth Rd. Taylors, S. C. Upon our death or
death of survivor unless all of the beneficiaries shall pre-
decease us or unless we shall all die as a result of a common acci-
dent or disaster, our Successor Trustee is hereby directed forth-
with to transfer said property and all right, title and interest in
and to said property unto the beneficiary or beneficiaries absolutely
and thereby terminate this trust; provided however, that if any bene-
ficiary hereunder shall then be under 30 Yrs. Successor Trustee shall
hold the trust assets in continuing trust until such beneficiary
attains the age of thirty years. During such period of con-
tinuing trust the Successor Trustee, in his or her absolute discretion,
retain the specified trust property herein described if he or she
believes it in the best interest of the beneficiary so to do, or he
or she may sell or otherwise dispose of such specific trust property,
investing and reinvesting the proceeds as he or she may deem appro-
priate. 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 spend any or all of the income or principal directly for the
maintenance, education and support of the minor beneficiary without
the intervention of any guardian and without application to any court.
Such payments of income or principal may be made to the person with
whom the minor is living without any liability upon the Successor
Trustee to see to the application thereof. If any such minor survives
us but dies before the age of thirty years, at his or
her death the Successor Trustee shall deliver, pay over, transfer
and distribute the property being held for such minor to Brooks

C. Preacher Jr.,

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