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P. P. P.

THE STATE OF SOUTH CAROLINA)

COUNTY OF GREENVILLE)

KNOW ALL MEN BY THESE PRESENTS, That I, Jas F. Green of the County of Greenville in the State aforesaid, in ~~the~~ consideration of matters hereinafter recited and the sum of Five Dollars to me in hand paid at and before the sealing of the presents by P.C. Poag of the County and State aforesaid as Trustee (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant bargain, sell and release unto the said P.C. Poag as Trustee, all that certain tract or parcel of land situate in the County and State aforesaid near the town of Greers, containing ninety-seven and a half acres more or less, being the tract conveyed to me by M.B. Cumingham et al by deed recorded in R.M.C. Office in Book - said tract having the following lines and courses to wit: Beginning at a stone in the center of Southern Railway track and running thence S 58 E 13.10 chains along line of H.M. Jones land to a stone 3X o m, thence N 79 E (crossing the Buncombe road) 16.86 chains to a persimmon 3X o m; thence S 27 E 21.15 chains to a stone 3X o m; on Jones corner; thence N 34 E along the line of J.H. Jones land 33.30 chains to a stone 3X o m; thence N 54 1/2 W. along line of Noah Cannon's line 22.27 chains to a stone in the center of Southern Railway track; thence along center of Southern Railway track in a general westerly or south westerly direction about 41.74 chains to the beginning corner.*

In trust however for the following purposes; the trustee by and with the consent of the grantor is to have the said lands divided into smaller tracts and is to offer them at private sale at such prices and on such terms as may be agreed upon between the grantor and grantee; and on such sale the trustee is to execute to the purchaser a good fee simple deed for the premises sold, out of the proceeds of sale the trustee is to pay all cost and expenses incurred in making said sales including the cost of papers and of surveying and platting said lands, and including all cost and expenses to which he may be put in advertising the said lands, and including the sum of Three hundred Dollars to be paid him as compensation for his services, the balance of the proceeds of sale, whether in money or obligation is to be held subject to the lien of a mortgage this day made by the grantor to P.C. Poag and is to be applied as rapidly as the same is collected towards the payment of said mortgage indebtedness

After paying and discharging the said mortgage and all expenses incurred in the execution of this trust, the trustee is to pay over and deliver to the grantor any balance of the proceeds and is to reconvey any remainder of said lands unto the grantor if the sales made by the said trustee within one year from this date should be insufficient to discharge all the said expenses and the mortgage debt, then the trustee is authorized after advertising once a week for three weeks in some paper published in the town of Greers or the City of Greenville to sell said lands at public sale on such terms as he may deem best, and on such sale to execute to the purchaser a deed of conveyance in fee and apply the proceeds of the sale to the payment of all costs and expenses of said sale and of this trust and of the mortgage debt *

TOGETHER with all and singular the rights Members, Hereditaments and Appurtenances to the said Premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the premises before mentioned unto the said P.C. Poag as trustee, his successors and heirs and assigns forever.

* It is distinctly understood that the trustee shall not be held responsible for any failure to discharge any duties herein imposed, nor shall he be