

State of South Carolina,
County of Greenville,

Know All Men By These Presents That I, J. B. Rushton, of Greenville County, in the State aforesaid, in consideration of the sum of one dollar to me in hand paid at and before the sealing of these presents by the grantee hereinafter named (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto L. P. Patterson,

All that lot, piece or parcel of land situate, lying and being in the State of South Carolina, County of Greenville, in the Town of West Greenville, known as lot numbered six (6) on a plat of the Holt-Smith-Cothran property made by J. S. Lawrence on July 25, 1907, and having, according to said plat, the following metes and bounds, to wit: Beginning at an iron pin on Perry Avenue on the northwest corner of lot number five (5) and running thence along Perry Avenue N. 66° 30' W. fifty six and five-tenths (56.5) feet to an iron pin on corner of lot now or formerly belonging to W. P. Hicker; thence along line of said lot S. 23° 30' W. one hundred and ninety two and three-tenths (192.3) feet to an iron pin on an alley thence along said alley S. 66° 30' E. fifty six and five-tenths (56.5) feet to an iron pin on corner of lot number five (5); thence with line of that lot N. 23° 30' E. one hundred and ninety two and three-tenths (192.3) feet to the beginning corner. (This being the same lot conveyed to me by D. C. Potter by deed dated September 19, 1923, and recorded in the office of the Register of Meese Leonieances for said County and State in Deed Book 90, at Page 146.)

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 the said premises, together with all and singular the premises before mentioned, unto the said grantee and his successors and assigns forever.

In trust to and for the following uses and purposes, to wit:

(1) In Trust to rent, sell, mortgage, exchange, and by any other method dispose of said land (and any lands subsequently acquired in exchange therefor) at public or private sale, with or without advertisement, at such times, in such manner and for such prices as said trustee may deem advisable; to execute and deliver a good and sufficient deed or deeds of conveyance therefor to the purchaser therefor, in fee simple or otherwise, with or without covenants of warranty; and to hold any and all land and other property which may be taken by said trustee in exchange for the land hereby conveyed (and for any subsequently acquired property) and any part thereof upon the same trusts and limitations, with the same full powers to rent, sell, mortgage, exchange, convey and transfer all subsequently acquired property.

(2) In trust to collect and receive the rental of said property and the proceeds of sale thereof; and after reimbursing said trustee for all amounts which he may expend for taxes, insurance, repairs, improvements, commissions to real estate and rental agents, advice, attorney's fees, costs of court and any other purpose incident to the ownership, protection, renting and sale of said property (it being understood and agreed that said trustee shall be under no obligation to advance funds for any purpose; that he may use only such efforts as he may deem advisable to rent or sell said property, and that he shall not be liable for failure to perform any duties hereunder), and after deducting commissions of all sums received and disbursed by him at the rate allowed by law to executors and other fiduciaries,
(Over.)