

trustee for all amounts which it may expend for taxes, insurance, repairs, improvements, commissions, the real estate and rental agents, advice, attorney's fees, costs of Court and any other purpose incident to the ownership, protection, treating 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 it may use only such efforts as it may deem advisable to rent or sell said property, and that it shall not be liable for failure to perform any duties hereunder), and after deducting commissions on all sums received and disbursed by it at the rate allowed by law to executors and other fiduciaries, then in trust to discharge all liens on said property, in accordance with their legal rank and priorities, in so far as the funds in hand will permit, and to pay over any surplus, without interest, to me or my executors or administrators if demand be made thereof.

It is understood and agreed that the lien of the five hundred dollar mortgage executed by said J. D. Neal to said Title Guaranty and Trust Company dated May 9, 1929, and recorded in said office in Book 116, at Page 87, shall not merge with the fee or be extinguished by reason of the execution of these presents, but shall remain of full force and effect notwithstanding this conveyance to Southern Guaranty and Trust Company, as trustee.

And I do hereby bind myself and my heirs, executors and administrators to warrant and forever defend all and singular the said premises unto the said grantee and its successors and assigns, against myself and my heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness my hand and seal this the fifteenth day of June, in the year of our Lord one thousand, nine hundred and thirty-two, and in the one hundred and fifty-sixth year of the Independence of the United States of America.

Signed, sealed and delivered

in the presence of:

J. E. Hall  
G. A. Ellis

Alice Bowers (seal)

State of South Carolina,  
County of Greenville.

Personally appeared before me, J. E. Hall and made oath that he saw the within named Alice Bowers sign, seal and as her act and deed deliver the within written instrument and that he with G. A. Ellis witnessed the execution thereof.

Sworn to before me this  
15th day of June, A.D. 1932.

G. A. Ellis (seal)

J. E. Hall

Notary Public for South Carolina.

Recorded June 15th 1932 at 12:45 P.M.