

5. In the event my trustee shall fail to pay to me the sum of \$100.00 per month as herein provided, then this deed of conveyance shall be null and void, and of no effect, and the title to the property described herein shall revert immediately to the grantor herein, J. C. James, and said grantor shall have the right of re-entry and immediate possession without the necessity of any legal process whatsoever.

6. In trust to convey all the property hereinabove described freed and discharged of trusts to John B. James, Ruth J. Haas, W. Frank James, Louise J. Amo, T. Carroll James, Mary J. Pepple, Evelyn J. Bullock, Doris J. McClure and Sarah J. Frace, share and share alike, upon and after my death.

However, before such conveyance is to be made, my Trustee shall require that my sons John B. James and T. Carroll James shall account to my trustee and estate for the sum of \$2,000.00 each, and that my daughters Evelyn J. Bullock and Doris J. McClure likewise account for the sum of \$200.00 each.

These amounts represent advances heretofore made to each of said children named, in the form of previous conveyances of real property.

In the event either of my children's share or shares in my estate at the time of distribution should not total his or her indebtedness hereinabove mentioned, then I direct that my trustee collect the balance due for my estate to be distributed as herein provided.

In the event my children cannot agree to a division of my property in kind among themselves, including the accountings, then I direct and authorize my trustee hereinabove named to sell all of said property in his discretion at private or public sale after due advertisement, and to distribute the proceeds in the same manner as hereinabove directed for the distribution of my property.

The above described land is a greater portion of the same conveyed to me by J. D. Chandler and J. T. Childers on the \_\_\_\_\_ day of \_\_\_\_\_ 1919, deed recorded in office Register of Mesne Conveyance for Greenville County, in Book 57 Page 347/348

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 \_\_\_\_\_ John B. James, as Trustee for John B. James, Ruth J. Haas, W. Frank James, Louise J. Amo, ~~Heretofore and Assigns forever~~ T. Carroll James, Mary J. Pepple, Evelyn J. Bullock, Doris J. McClure and Sarah J. Frace, his successors and assigns forever.