

STATE OF SOUTH CAROLINA }

COUNTY OF GREENVILLE.

KNOW ALL MEN BY THESE PRESENTS, That I, Lula McCoy

in the State aforesaid,
in consideration of the sum of
Ten and no/100 DOLLARS,
and other valuable considerations

to me in hand paid
at and before the sealing of these presents by C.E. Hicks, as trustee for Carl E. Hicks

(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 C.E. Hicks, as Trustee for Carl E. Hicks, and his successors and assigns, All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, and County and Township of Greenville, near the City limits of Greenville, and known and designated as Lot #44 of South Cherokee Park, as shown by plat recorded in plat book A., page 130, and described as follows:

Beginning at corner of lot #45 on Conestee Avenue and running thence with said Avenue N. 27 E. 60 feet to corner of lot #43; thence with joint line of lots #43 and 44, N. 63 W. 174 1/2 feet to a 15 foot alley; thence with said alley S. 27 W. 60 feet to corner of lot #45; thence with joint line of lots #44 and 45, S. 63 E. 175 feet to the beginning corner; subject to the condition that no person of African descent shall own, lease or occupy said lot, which condition is hereby declared to be a condition subsequent, and upon a breach of this condition the title to said lot shall revert to the Cherokee Land Company, its successors and assigns. This being the same land conveyed to me by Cherokee Land Company by deed dated March 5th, 1912 and recorded in the R.M.C. Office for said County and State in Vol. #16 of Deeds, at page 286, to which deed and plat reference is hereby made.

in trust, nevertheless, to and for the following uses and purposes, to-wit: In trust to hold the title to said land for the benefit of Carl E. Hicks, and his heirs, executors, administrators and assigns; and to collect the rents and profits arising there from; with full power and authority to the said trustee in his discretion to sell from time to time the whole or any portion of said land and any other lands which may be conveyed to him as such trustee, at public or private sale, with or without advertisement, to such person or persons and upon such terms as he may consider advisable; also to collect and receive the purchase money therefor; also to execute good and sufficient deed or deeds of conveyance to the purchaser or purchasers of any lands sold by him as trustee, and to accept mortgages upon the whole or any portion thereof to secure the whole or any part of the purchase money therefor and to enforce and collect said mortgages and to satisfy the same of record; with responsibility upon the part of the purchaser to see to the application of the purchase money therefor and to pay all taxes and assessments against said property and also the expenses of any improvements made upon such property and any other expenses in connection therewith considered advisable by said trustee and to re-invest said money from time to time in real estate or personal property, as said trustee may deem advisable for the interest of said Carl E. Hicks.

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 said premises before mentioned, unto the said
C.E. Hicks, as Trustee for Carl E. Hicks, and his successors

and assigns forever.

AND I
myself and my do hereby bind
heirs, executors and administrators, to warrant and forever defend, all and singular, the said premises unto the said
C.E. Hicks, as Trustee for Carl E. Hicks, and his 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 26th day of November
in the year of our Lord one thousand nine hundred and twenty and in the one hundred
45th year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of
J.A. Kirby, Mrs. Lula McCoy (L. S.)
Jas. M. Alexander (L. S.)
(L. S.)
(L. S.)
(L. S.)

Revenue Stamps Cancelled

Dollars	50
Cents	

STATE OF SOUTH CAROLINA,
County of Oconee
PERSONALLY appeared before me, J.A. Kirby

and made oath that he saw the within named Lula McCoy

sign, seal, and as her act and deed, deliver the within written Deed; and that he, with
Jas. M. Alexander witnessed the execution thereof.

SWORN to before me, this 26
day of November A. D. 1920
Jas. M. Alexander (L. S.)
Notary Public for S. C.



STATE OF SOUTH CAROLINA,
County of Greenville RENUNCIATION OF DOWER

I, Widow, do hereby certify
unto all whom it may concern, that Mrs.
wife of the within named
did this day appear before me, and, upon being privately and separately examined by me, did declare that she does freely, voluntarily and without any compulsion,
dread or fear of any person or persons whomsoever, renounce, release and forever relinquish unto the within named
Heirs and Assigns, all her interest and estate, and also all her right and claim of Dower of, in or to all and singular, the Premises within mentioned and released.

GIVEN under my hand and seal, this
day of November A. D. 1920
(L. S.)
Notary Public for S. C.

Recorded November 29th, 1920

END OF DOC.