

THE STATE OF SOUTH CAROLINA, COUNTY OF GREENVILLE.

KNOW ALL MEN BY THESE PRESENTS, That I, Susan C. Mills, in the State aforesaid, in consideration of the sum of one (\$1.00) dollar, and love and affection which I bear for my grand-children, Arthur Ladson Mills, Roger Moore Mills and Mary Moore Mills, to me in hand paid at and before the sealing of these presents, by O. P. Mills and Mary Ella Mills, as Trustees for Arthur Ladson Mills, Roger Moore Mills and Mary Moore Mills, (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant sell and release unto the said O. P. Mills and Mary Ella Mills, as Trustees for Arthur Ladson Mills, Roger Moore Mills and Mary Moore Mills, an undivided one-fifth interest of, in and to all that certain tract or parcel of land situate, lying and being in Greenville Township, County and State aforesaid, and having according to a plat made by R. E. Dalton, Engineer, April, 1924, which plat is duly recorded in the R. M. C. Office for Greenville County, in Plat Book "F," at page 226, the following metes and bounds, to-wit:

Commencing at an iron pipe on the West side of Elm Street 295 feet from the South side of Prentiss Avenue; thence along the West side of Elm Street S. 44-33, E. 40 feet, to an iron pipe; thence around a curve to the left; the course and distance of chord being S. 58-13, E. 126.5 feet, to an iron pipe at the Southwest corner of Elm Street and Grove Road; thence along the West side of Grove Road S. 18-37, W. 409.4 feet, to a stake at point of curve in road; thence around curve to the right—the course and distance of chord being S. 23-14, W. 87.2 feet, to a stake; thence S. 27-00 W., continuing with the West side of Grove Road 469.9 feet, to a stake at the Northwest corner of Grove Road and a 50-foot unnamed street; thence along the East side of 50-foot unnamed street as follows: N. 72-18, W. 95.4 feet, to an angle; N. 80-30, W. 100 feet, to an angle; N. 87-47, W. 100 feet, to an angle; N. 84-31, W. 100 feet, to an angle; N. 51-43, W. 100 feet, to an angle; N. 17-03, W. 100 feet, to a stake; N. 10-39, W., crossing said unnamed street 174.3 feet to an iron pipe on the West side of Church Street and on rear line of Lot No. 2, Block K; thence N. 45-27, E., crossing Church Street and along rear line of Lots 1 to 9, Block L, 795 feet, to an iron pipe; thence S. 44-33, E. 140 feet, to an iron pipe; thence N. 37-32, E. 181.7 feet, to the iron pipe on the West side of Elm Street at the point of beginning.

Also, an undivided one-fifth interest of, in and to all that certain tract or parcel of land situate, lying and being in Greenville Township, County and State aforesaid, and having according to a plat made by R. E. Dalton, Engineer, April, 1924, which plat is duly recorded in the R. M. C. Office for Greenville County, in Plat Book "F," page 224, the following metes and bounds, to-wit:

Commencing at an iron pipe on the North side of Prentiss Avenue, corner of lots 18 and 20, Block "G," of property of O. P. Mills, thence crossing Prentiss Ave., S. 42-38, E. 60 feet, to an iron pipe, corner of lots 8 and 9, Block K.

Thence with line of lots 8 and 9, Block K, S. 44-33, E. 180 feet, to an iron pipe on rear line;

Thence along rear line of lots 8, 7, 6, 5, 4, 3 and 2, N. 45-27, E. 397.3 feet, to a stake on the West side of Church Street; thence crossing an unnamed 50-foot street S. 10-39, E. 174.3 feet, to a stake on the East side of said unnamed street; thence with the East side of said street as a line as follows: the courses and distances of chords being—S. 17-03, E. 100 feet, to an angle; S. 51-43, E. 100 feet, to an angle; S. 84-31, E. 100 feet, to an angle; S. 87-47, E. 100 feet, to an angle; S. 80-30, E. 100 feet, to a stake; S. 72-18, E. 95.4 feet, to a stake at the Southwest corner of said 50-foot unnamed street and Grove Road; Thence with North side of Grove Road as follows: S. 19-23, E. 192.5 feet to a stake; S. 27-47, W. 289.9 feet, to a stake; S. 35-32, W. 404.5 feet, to a stake at the intersection of old and new location of Grove Road; thence with center of old road S. 52-12 W. 294 feet, to a stake; thence with center of Brushy Creek with the center of old road S. 40-0, W. 257.2 feet, to an iron pin; thence with center of old road as follows: S. 72-55, E. 370.8 feet, to an iron pin; S. 77-0, W. 1056.5 feet, to an iron pin; S. 53-45, W. 528.2 feet, to an iron pin; S. 27-15, W. 564.8 feet, to an iron pin in center of Grove Road and a 50-foot unnamed street; thence with center of said unnamed street N. 42-23, W. 1119 feet, to an iron pipe with line of Duncan Mills property as follows: N. 71-31, E. 697.3 feet, to an iron pipe; N. 64-0, E. 105.1 feet, to an iron pipe; S. 26-27, E. 267 feet, to an iron pipe; N. 33-31, E. 86 feet, to an iron pipe; N. 26-54, W. 420 feet, to an iron pipe; N. 79-59, W. 159.6 feet, to an iron pipe; S. 84-43, W. 172 feet, to an iron pin; N. 2-34, E. 151.5 feet, to an iron pin on the South side of a 40-foot street; thence with South side of said street N. 64-43, E. 151.8 feet, to an iron pin at point of curve of said street; thence around curve to the right to an iron pin; the course and distance of chord being S. 85-26, E. 151.3 feet, to an iron pin at point of compound curve; thence with curve to the right to an iron pin; the course and distance of chord being S. 71-04, E. 33.3 feet, to an iron pipe on the South side of a 20-foot alley; thence along the South side of alley N. 45-11, E. 218.7 feet, to an iron pipe; thence with line of Mills mill property as follows: S. 38-44, E. 178 feet, to an iron pipe; S. 24-54, E. 240 feet, to an iron pipe; N. 45-21, E. 180 feet, to an iron pipe; N. 18-04, E. 56.6 feet, to an iron pipe; N. 44-49, E. 138.3 feet, to an iron pipe at old line between properties of Mills Mill and O. P. Mills; thence with said line S. 47-41, E. 194.4 feet, to a stake on the North side of Extension Avenue; thence with Mills Avenue S. 39-12, E. 751 feet, to a stake in said street; thence continuing with Mills Avenue S. 39-12, E. 751 feet, to a stake in said street; thence continuing with Mills Avenue S. 39-12, E. 751 feet, to a stake in said street; thence continuing with Mills Avenue S. 39-12, E. 751 feet, to a stake in said street.

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Avenue Extension N. 47-38, E. 100 feet, to an iron pipe at the Northeast corner of Mills Avenue, and a 50-foot unnamed street; thence with the East side of said street S. 44-33, E. 71.8 feet, to an iron pipe at the Northeast corner of said street and a 16-foot alley; thence along South side of said alley N. 45-27, E., along rear of lots 26, 24 and 22, Block G, 183.6 feet, to an iron pipe; thence S. 44-48, E., along lot 22, 12 feet, to an iron pipe; thence along rear of part of lot 22 and lot 20, Block G, N. 45-0, E. 66.4 feet, to an iron pipe, corner of lots 20 and 18; thence with line of lots 18 and 20 S. 44-33, E. 168.5 feet, to the beginning.

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 O. P. Mills and Mary Ella Mills, as Trustees for Arthur Ladson Mills, Roger Moore Mills, and Mary Moore Mills, their successors, heirs and assigns forever. In trust to hold said property, to subdivide, develop and improve the same, to borrow such sums as be necessary for this purpose, and to execute mortgages to secure the same, to sell and convey the whole or any part or parts thereof at such prices and on such terms as they may deem expedient, to collect the the proceeds of sale and after payment of the costs of improvements, expenses of sale and administration of this trust, to invest the net proceeds and to reinvest the same as often as may be expedient and to sell and resell, whenever expedient, the property in which such trust funds may be invested and to collect the proceeds of all investments; to collect the income and after payment of expenses, to use the net income, or so much thereof as they may deem expedient, in the support and education of my grandchildren, Arthur Ladson Mills, Roger Moore Mills and Mary Moore Mills, children of my deceased son, Arthur Ladson Mills, until such times as my said grandchildren respectively shall reach the age of twenty-one years and thereafter to pay over periodically to each of my said grandchildren who shall have reached said age, one-third of the net current income and finally to divide the corpus and all accrued income equally between my said grandchildren, delivering over to each of my said grandchildren, his or her share, free of all trusts when he or she shall reach the age of twenty-five years. Should either of my said grandchildren die unmarried and childless before reaching the age of twenty-five years, the provisions herein made for him or her, shall inure to the benefit of the survivors or survivor. The other undivided interests in the land hereinabove described having been conveyed by me to my living children and my daughter-in-law, Mary Ella Mills, and it being desired that if expedient, this property may be developed as a whole without partition in kind, it is hereby directed that all powers hereinabove given to said trustees may be exercised by them jointly with the owners of the other undivided interests in said property, and that for this purpose they may join with the owners of the other undivided interests in subdividing, developing and improving said property, borrowing money therefor and executing notes and mortgages to secure the same, making contracts and executing deeds with reference to said land or to other property received in exchange or in which the proceeds may be invested, accepting, collecting and satisfying of record notes and mortgages and in doing all acts and things incident to the handling and disposition of said property as a whole.

And, I do hereby bind my heirs, executors and administrators, to warrant and forever defend all and singular the said premises unto the said O. P. Mills and Mary Ella Mills, as Trustees for Arthur Ladson Mills, Roger Moore Mills and Mary Moore Mills, their successors, heirs 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 1 day of May, in the year of our Lord one thousand nine hundred and twenty-four and in the one hundred and forty-eighth year of the Independence of the United States of America.

SUSAN C. MILLS (L. S.)

Signed, Sealed and Delivered in the Presence of: ALICE LE GRAND MILLS A. G. HART

THE STATE OF SOUTH CAROLINA, Greenville County.

PERSONALLY appeared before me A. G. Hart, and made oath that he saw the within named Susan C. Mills, sign, seal and as her act and deed deliver the within written deed, and that he with Alice LeGrand Mills witnessed the execution thereof.

Subscribed to before me, this 1 day of May, A. D. 1924. JOHN L. FLYLER (L. S.) Notary Public for South Carolina.

Recorded May 8th, 1924.

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