

Page 3.

(16) Lot on East side of Woodside Street in West Greenville, South Carolina, fronting 50 feet on said Street and being 100 feet deep, conveyed to Marion E. Leach by Bates-Coleman Motor Car Company, by deed dated July 29, 1925, and recorded in Deed Book 117, at page 16.

(17) Lots Nos. 18 and 19 on plat of property of Marion E. Leach recorded in office of R.M. C. for Greenville County in Plat Book A, at page 159. Said lots are situated on the North side of Gewer Street. These lots are covered by a mortgage by Marion E. Leach to Kate Cushman, for \$2,000.00, dated November 18, 1929, and recorded in Mortgage Book 221, at page 6.

(18) Lots Nos. 20 and 21 on plat mentioned in (17) above, each fronting 66 feet on the North side of Gewer Street, in the City of Greenville, S. C.

(19) Lots Nos. 6 and 7 on plat mentioned in (17) above; said lots being situated on the South side of Eirnie Street and each has a frontage of 60 feet on said Street. These lots are covered by a mortgage by Marion E. Leach to Mechanics Building & Loan Association for \$3,000.00 dated January 18, 1928, and recorded in Mortgage Book 186, at page 284.

(20) Lots Nos. 4 and 5 on the plat mentioned above in (17). Said lots front on the South side of Eirnie Street, eaching a frontage of 60 feet on said street.

(21) Tract of 736 1/2 acres, in McCormick County, South Carolina, conveyed to Marion E. Leach by Margaret M. Stephens, by deed dated January 16, 1930, and recorded in office of Clerk of Court for McCormick County in Deed Book 8, at page 303.

(22) Tract of 142 acres in Henderson County, North Carolina, conveyed to Marion E. Leach by A. Y. Arledge, Commissioner, by deed dated July 20, 1923, and recorded in office of Register of Deeds for Henderson County, North Carolina, in deed Book 122, at page 137.

(23) Contingent interest in the estate of Joseph Leach, being the distributive share of Joseph E. Leach, conveyed to Marion E. Leach by H. E. Bailey, Probate Judge, as Special Referee, by deed dated April 2, 1928, and recorded in office of Clerk of Court for Anderson County, South Carolina, in Deed Book Y-6 at page 329.

To have and to hold all and singular the premises before mentioned unto the said John T. Davenport, his successors and assigns forever, in trust however to sell and dispose of said real estate at public or private sale, with or without advertisement, as in his discretion may seem best, for-cash or on such terms as he may deem best, the credit portion of the purchase price of any part of said real estate to be secured by a note of the purchaser, secured by a purchase money mortgage over the premises being purchased, and then in trust to apply the proceeds arising from any sale or sales as follows:

- 1st: To pay all lawful and proper costs and expenses of executing the trust hereby created.
- 2nd: To pay in full such claims as may be by law entitled to priority.
- 3rd: To distribute the balance pro rata among the unsecured creditors who shall establish their claims with the assignee herein.
- 4th: If the proceeds as aforesaid shall be more than sufficient to pay and satisfy every one of my creditors in full, then to pay and return to me my balance which may remain, out of the proceeds of said sales and to reconvey to me any of said property which may remain unsold.

The purchaser or purchasers of said real estate shall not be bound to see to the proper application of the proceeds of any sale or sales made hereunder.

And the said Marion E. Leach does hereby nominate, constitute and appoint the said John T. Davenport his true and lawful attorney, irrevocable, in his own name or otherwise, for the purpose aforesaid, to execute the trust hereby created; giving and granting unto the said attorney full power and authority to execute and deliver to the purchaser or purchasers of said real estate good fee simple deeds for the real estate so sold and to do and perform every act as fully to all intents and purposes as the said Marion E. Leach might or could do if this conveyance had not been made; with full power in the premises, hereby ratifying and confirming all that the said attorney may lawfully do or cause to be done in the premises by virtue hereof.

In witness whereof the said Marion E. Leach has hereunto set his hand and affixed his seal this 20th day of November, 1930.

In the presence of
S. E. Colvin, Jr.
Virginia Sinkins

Marion E. Leach (L.S.)

Page 4.

State of South Carolina
County of Greenville.

Personally appeared before me S. E. Colvin, Jr., who being duly sworn, says that he saw the within named Marion E. Leach, sign, seal and as his act and deed deliver the foregoing written instrument for the uses and purposes therein mentioned, and that he with Virginia Sinkins witnessed the execution thereof.

Sworn to and subscribed before me this 20th day of November 1930

S. E. Colvin, Jr.

Virginia Sinkins (L.S.)
Notary public for S. C.

State of South Carolina,
County of Greenville.

Renunciation of Dower.

I, Dorothy Leach, a Notary Public for S. C., do hereby certify unto all whom it may concern that Mrs. Estelle A. Leach, the wife of the within named Marion E. Leach, 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 or any person or persons whomsoever, renounce, release and forever relinquish unto the within named John T. Davenport, his successors 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 20th day of November A. D. 1930
Dorothy Leach (L.S.)

Estelle A. Leach.

Notary Public for S. C.



State of South Carolina,
County of Greenville

I hereby accept the trust created by the foregoing conveyance and agree to faithfully perform the same.

November 20, 1930.

John T. Davenport.

No Stamps Trust deed.

Recorded this the 25th day of February 1931 at 10:40 A. M.

END OF