

The State of South Carolina,
County of Greenville.

Know all men by these presents, That I, Mary G. Traxler in the state aforesaid, in consideration of the sum of ten dollars (\$10.00) and other good and valuable consideration stated below to me in hand paid at and before the sealing of these presents by Sam R. Zimmerman as Trustee for Sam R. Zimmerman, Jr., (the receipt whereof is hereby acknowledged) have granted, bargained, sold and released and by these presents do grant, bargain, sell and release unto said Sam R. Zimmerman as Trustee for Sam R. Zimmerman, Jr.:

All that certain piece, parcel or lot of land situate, lying and being in the county and state aforesaid, and more particularly described as follows: to-wit:

In the City of Greenville, on the south side of E. Washington Road, fronting on E. Washington Road 50 feet with a depth of 150 feet and being known and designated as lot No. 8 in Block E, of the East Park Addition to City of Greenville, as shown on plat recorded in R. M. C. office for Greenville County in plat book A, page 383, reference being had unto said plat and a more complete description will appear, being the same conveyed to Mary G. Traxler by E. Inman, Master by deed dated May 17, 1927, recorded in book 139, page 30.

Also all those lots known as Lots Nos. 130, 140, 141, 142, 143, and 144 as shown on plat of Traxler Park made by R. E. Dalton, Engineer, recorded in R. M. C. office for said County in plat Book F, page 115, reference to said plat is hereby craved for a more particular description of said lots, being the same conveyed to me by Realty Corporation by deed dated December 24, 1924, recorded in Book 72, page 287.

The consideration for this conveyance is the assumption by the grantee of all indebtedness, including taxes, now existing against the premises.

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 Sam R. Zimmerman as Trustee for Sam R. Zimmerman, Jr. his successors in the trust, heirs and assigns forever.

In trust, nevertheless, to hold the legal title thereto for the use and benefit of Sam R. Zimmerman, Jr., until September 14, 1933, when the said Sam R. Zimmerman, Jr. shall reach the age of twenty-one years, with power and authority in said trustee in the meanwhile:

1. To execute notes and mortgages in renewal of the mortgage indebtedness now existing over the premises, or which may thereafter be placed there by the trustee.
2. To borrow money to improve the property, and to give note or notes therefor, with power to mortgage the property to secure the payment of such borrowed money. The lenders shall not be required to see to the application of the proceeds of loans.
3. To collect the rents and profits, and out of same to pay taxes, insurance, interest and principal of mortgage indebtedness which may exist over the premises, also repairs which may be necessary, in the judgment of the trustee.
4. To sell and convey the premises at such time, for such price and upon such terms as the trustee may deem advisable, at public or private sale, before the said Sam R. Zimmerman, Jr., reaches the age of twenty-one years; the proceeds of sale, after discharging all encumbrances that may exist against the property, to be paid to the said Sam R. Zimmerman, Jr. The purchaser or purchasers shall not be required to see to the application of the proceeds of any sale.
5. To turn over possession of the premises which may remain unsold to Sam R. Zimmerman, Jr., when he reaches 21 years of age, subject to any encumbrances which the trustee may have placed thereon pursuant to the powers herein conferred; and at that time the legal title to the premises shall vest in the said Sam R. Zimmerman, Jr., and this trust shall cease and determine.

And I do hereby bind myself, my heirs, executors and administrators to warrant and forever defend all and singular the said premises unto the said Sam R. Zimmerman as Trustee for Sam R. Zimmerman, Jr., his successors in the trust, heirs and assigns, against me 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 27th day of August, in the year of our Lord one thousand nine hundred and thirty two in the one hundred and fifty sixth year of the Independence of the United States of America.

(OVER)