

STATE OF SOUTH CAROLINA,  
Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That

*L. B. J. Alderson*

in the State aforesaid.

in consideration of the sum of

*Ten*

DOLLARS,

to *me* paid by *Julia D. Charles*

in the State aforesaid, 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 *Julia D. Charles*

all that piece, parcel or lot of land in *Greenville*

Township, Greenville County, State of South Carolina.

On the West side of the Franklin Road. Known as Lot No. 1 on plat of projects of Margaret H. Beatty made by Dalton & Neece, Engineers, Inc. recorded in P.M.C. Office for said County in Plat Book H, pages 185 and 186, said lot having a frontage of 65 feet on the Franklin Road, and being the same conveyed to me by Anna M. Beatty, as Trustee, on the 22nd day of May 1931, recorded in P.M.C. Office in Deed Book 151, Page 244.

Also all three lots of land in the Township, County and State aforesaid, on Rogers Avenue, in the Section known as Lane Souci, about 3 miles north of the City of Greenville, known and designated as Lots Nos. 5 and 6 as shown on plat made by W.M. Paul, Engineer, recorded in Plat Book G, page 243, each lot having a frontage on Rogers Avenue of 57 feet. Being two of the lots conveyed to me by Anna M. Beatty, by deed dated April 6th, 1931, and recorded in P.M.C. Office in Deed Book 152, page 441.

When the following trust, nevertheless:

In trust to hold the legal title to said lot of land: to manage and control the same; to receive the rents and profits and out of same to pay taxes, insurance premiums, interest on mortgage indebtedness, and any repairs which may be necessary to keep the premises in tenantable condition; and at his discretion to sell said lot of land at public or private sale and apply the proceeds of sale and apply the proceeds of sale to the indebtedness now existing or which may then exist against the premises, the indebtedness now existing being as follows: Mortgage to Maude H. Parsons for \$1,500 recorded in Book 221, page 235 and State and County taxes; the balance, if any, after discharging all liens according to their priority to be retained by the grantee as compensation for her services in carrying out this trust. The trustee shall have authority to execute notes in renewal or in lieu of said indebtedness, and to secure same by mortgages over the premises, also to make improvements to the premises, if necessary in her discretion, and to give notes secured by mortgages junior to the above indebtedness or renewals or substitutions thereof. The purchaser or mortgagee shall not be bound to see to the application of the proceeds of sale or mortgage.