

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, That D. J. W. Nowwood

in the State aforesaid, in consideration of the sum of of love and affection

DOLLARS;

to him paid of and before the sealing of these presents by

(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

Benjamin K. Nowwood

All that certain lot of land in the City of Greenville, County and State aforesaid, fronting on Carrier Street, (now known as Park Avenue) and having the following metes and bounds:

Beginning at an iron pin on Carrier Street, corner of lot, formerly owned by Thos. H. Lewis, and running thence with said Carrier Street S. 76 1/2 E. 50 feet to an iron pin on 1/2 foot Alley, known as Cleveland Alley; thence along said Alley N. 17 1/2 E. 110 feet to iron pin on Alley or wagon road, ten feet wide, described in Deed of W. R. Shipley and D. R. Ross to W. A. Smith, recorded in R. M. C. Office for Greenville County in Deed Book 1474 at page 233; thence along said Alley or wagon road N. 76 1/2 W., a little more than 48 feet to lot of W. A. Smith thence S. 17 1/2 W. 149 feet to the beginning corner on Carrier Street, being the same lot conveyed to me by Quirk Built House Corporation, by deed dated November 16, 1924, recorded in R. M. C. Office for Greenville County, in Deeds, Volume 121 at page 138.

I do Trust nevertheless to rent, Care for and manage same, and collect the income therefrom until his son Benjamin K. Nowwood, Jr., shall attain the age of 25 years and apply all income beyond what is necessary for expenses and repairs to the maintenance and education of the said Benjamin K. Nowwood, Jr.; with full power in the said Benjamin K. Nowwood, Sr., Trustee, to sell the property in his discretion at any time he deems proper and re-invest the proceeds in other real estate as often as he sees fit without accountability to the beneficiary beyond the requirements of ordinary prudence; and the said Trustee shall have power to make good fee simple deed or deeds upon such sale or sales, no purchaser at such sale or sales to be in any way responsible for the application of the proceeds; and the said Trustee shall not be accountable for fire loss, if in the exercise of his discretion he shall leave uninsured the property, or if it be insured below its value;

When the said Benjamin K. Nowwood, Jr., shall attain the age of 25 years, the said Trustee shall make to him a good fee simple deed for the above described property, and for any other real estate at that time held by him under this trust, to the said Benjamin K. Nowwood, Jr., his heirs and assigns forever, and the duties of the Trustee hereunder shall terminate.

But if the said Benjamin K. Nowwood, Jr., shall not attain the age of 25 years, then the said Benjamin K. Nowwood, Sr., Trustee shall rent, Care for and manage same, and collect the income therefrom during his life, and apply all income beyond what is necessary for expenses and repairs to the maintenance and education of his other children, if any, and at the death of the said Benjamin K. Nowwood, Sr., same to be equally divided among the heirs of his body, per stirpes and not per capita, among the heirs shall to take in the parent's stead; and if the said Benjamin K. Nowwood shall have no living descendants at the time of his death, the said estate herein described is to go to the children of my daughter, George Nowwood, Jr., and Oliver Nowwood, and my daughter, Frances Benjamin K. Nowwood, as Trustee in that event to be freed from any liability to further accounting for income from said property; any real estate hereafter acquired under this trust shall be subject in all respects to all the terms and provisions of the trust there provided in the above described lot, and the Trustee's powers, duties and obligations as to such after-acquired property shall be identical in all respects with those heretofore provided in said original lot.