

TITLE TO REAL ESTATE

WALKER, EVANS & COGSWELL CO., CHARLESTON, S. C. 97307

STATE OF SOUTH CAROLINA, }
Greenville County. }

KNOW ALL MEN BY THESE PRESENTS, That I, Edwin McT. Meares,

in the State aforesaid.

in consideration of the sum of Four Thousand Four Hundred Forty Four and 44/100 (\$4,444.44) being \$1363.79 cash and assumption of mortgage listed below. DOLLARS,

to me paid by J. W. Norwood, Jr., as Trustee,

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 J. W. Norwood, Jr., as Trustee

all that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina.

near the City of Greenville, and being known and designated as Lot No. 34, of the subdivision known as Augusta Circle, as shown on plat thereof recorded in the R. M. C. Office for Greenville County in Plat Book "F" at page 23, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the east side of Waccamaw Avenue, joint corner of lots 34 and 35, and running thence with the joint line of said lots S. 71-35 E. 166.36 feet to an iron pin in line of Davenport property; thence with line of that property N. 21-35 E. 50 feet to an iron pin, corner of Lot No. 33; thence with the line of that lot N. 71-35 W. 166.36 feet to an iron pin on Waccamaw Avenue; thence with said Avenue, S. 21-35 W. 50 feet to the point of beginning.

In Trust Nevertheless to rent, care for and manage same and collect the income therefrom for his son, J. W. Norwood, III, during his life and after his death until the youngest son of the aforesaid J. W. Norwood, III, shall attain the age of twenty-one (21) years. Should the aforesaid J. W. Norwood, III, die childless then the said J. W. Norwood, Jr., as Trustee, shall rent, care for and manage same and collect the income therefrom during the life of the said J. W. Norwood, Jr., as Trustee, 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 J. W. Norwood, Jr., same to be equally divided among the heirs of his body per stirpes and not per capita; and if the said J. W. Norwood, Jr., shall have no living descendants at the time of his death, the real estate herein described is to go to the children of George Norwood, Benjamin K. Norwood, Oliver Norwood and Frances Norwood, per stirpes and not per capita; and the said J. W. Norwood, Jr., as Trustee, in that event, to be freed from any liability to further accounting for income from said property.

The trustee shall have full power to sell the property and make good and sufficient deed therefor in his discretion at any time he deems proper and re-invest the proceeds in other unencumbered 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 resales, no purchaser at such sale or re-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.

The mortgage above referred to is a mortgage in the principal sum of \$3,400.00, dated November 19, 1937, given by Edwin McT. Meares to First Federal Savings and Loan Association, now reduced to \$3,080.65.