

TITLE TO REAL ESTATE

The State of South Carolina,
COUNTY OF GREENVILLE.

No. 5.

Whereas, on or about October 10, 1941, I conveyed to George Norwood as Trustee for Wilkins Norwood lot No. 7 therein referred to as appears from deed in October of the R. M. C., County aforesaid, in Book 238, at page 103; and on or about same date conveyed to George Norwood as Trustee for Lillian Norwood lot 69 therein referred to in deed recorded in said office in Book 238 at page 105; and whereas, through error I thereafter undertood to convey to J. W. Norwood, Jr. as Trustee, among other lots, said lot 7 and 69 as appears from deed recorded in said office in Book 238 at page 103 and same book at page 105, and now I desire to replace same with lots 2 and 68 hereinbelow referred to, upon a trust, terms of which are below set out;

KNOW ALL MEN BY THESE PRESENTS, That I, J. W. Norwood,

in consideration of ~~these premises~~ these premises and the sum of Two and no/100 (\$2.00) DOLLARS

to me in hand paid, at and before the sealing of these presents by J. W. Norwood, Jr. as Trustee

~~the receipt~~ 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 those certain pieces, parcels or lots of land in or near the City of Greenville, County and State aforesaid, being known as lot No. 2 of a subdivision known as Washington Heights, as shown on a plat thereof recorded in the office of the R. M. C. for Greenville County in Plat Book F, at page 216, and all that lot in or near said city known and designated as lot No. 68 of said subdivision as shown on a plat becorded in said office in plat book F at page 54.

IN TRUST, however, for the following uses and purposes, to-wit:-

(1) To rent, manage, and care for same, and to collect all income therefrom, the net income (after payment of costs of collection, taxes, insurance and cost of upkeep) to be reinvested until J. W. Norwood III becomes twenty-one years of age; after that time the entire net income from the original trust and the accumulations are to be paid to J. W. Norwood III as long as he lives.

(2) If J. W. Norwood III should die leaving one or more descendants, then the trust shall continue in J. W. Norwood, Jr and his heirs until - and only until - his youngest child that shall become twenty-one years of age shall reach that age, the net income to be used for the maintenance of his children, the children of any deceased child to share in the parent's stead. At the termination of the trust as above provided, the title, in fee simple, to vest equally in his decedants, per stirpes and not per capita, free of all trusts.

(3) If J. W. Norwood, III should die leaving no descendants surviving him, the trust shall continue in J. W. Norwood, Jr. and his heirs for the benefit of the other child or children, if any - the net income in that event to be reinvested until the youngest child of J. W. Norwood, Jr. that shall reach that age shall become twenty-one years old; the trust to terminate when such youngest child that shall reach that age shall become twenty-one years of age, and the title in fee simple to vest equally in the descendants of J. W. Norwood, Jr., then living, per stirpes and not per capita.

(4) And if J. W. Norwood, Jr. shall die leaving no living descendant then title shall vest in fee simple, equally, in George Norwood, Ben K. Norwood, Oliver Norwood and Frances N. Funderburk, free of all trusts; but if any of them be dead, the share of any such deceased person shall go to those who would then answer the description, "his or her heirs", if he or she had just died, - in the proportion then fixed for "heirs" under the Statute of Distributions of the State of South Carolina.

The Trustee herein shall have full power to sell, and resell, the property as often as he may deem advisable, and make good and sufficient deed or deeds therefrom in said Trustee's discretion at any time, and upon each such sale shall promptly reinvest the trust funds in other unencumbered real estate without accountability to any beneficiary beyond the requirements of ordinary prudence, and the said Trustee has full power to make fee simple deed or deeds upon sale or resale, and no purchaser at such sale or resale shall be in any way responsible for the application of the proceeds. The Trustee shall not be accountable for fire loss, if in the exercise of discretion such Trustee shall leave the property uninsured, or if it be insured below its value.