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COLLEGE PARK, MARYLAND

BOOK 860 PAGE 563

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, That We, the undersigned, in consideration of Five and No/100 (\$5.00) Dollars and the considerations below, have granted, bargained, sold and released and by these presents do grant, bargain, sell and release unto James L. Sanderson in trust all our interest in and to the following described real estate:

ALL that piece, parcel or lot of land in Austin Township, Greenville County, State of South Carolina near Bethel M. E. Church bounded now or formerly by lands of L. P. Burdette, G. H. Clark, A. D. Tanner and Earl Pike and others and having the following metes and bounds, to-wit:

BEGINNING at a pin and running thence S. 52½ E. 13.91 to an iron pin; thence N. 59 ¾ E. 43 links to an iron pin; thence N. 33½ E. 4.94 to an iron pin; thence N. ¾ E. 7.41 to an iron pin; thence N. 30 ¾ E. 2.30 to stone in road (Tanner and Pike); thence along Tanner and Pike line N. 75 W. 260 to stone at branch; thence S. 21 ¾ E. 11.50 to the beginning and containing 19½ acres, more or less; less, however,

ALL that piece, parcel or lot of land heretofore conveyed to J. E. Ellison and Lucille Ellison, containing 1.09 acres.

The terms and powers of the trust are as follows:

(1) To hold, manage and dispose of the property herein conveyed in whole or in part, for cash or part cash and part credit at such prices and upon such terms as the said Trustee may appear best; with full power to develop and subdivide said property, to impose thereupon such property restrictions as he may deem necessary, to cause to be built and erected thereupon dwellings of such type as he may deem wise for sale or for investment, to execute and deliver good warranty deeds conveying the title to any portion or all of said trust; to borrow money and execute promissory notes for the sums so borrowed, to execute mortgages covering said trust property or any portion thereof as security for the repayment of borrowed funds, to make and execute bonds for title or leases on all or any part of said trust property on such terms as may appear to him best, regardless of whether same shall extend beyond the actual duration of this trust and in general to do any and all things necessary to development and sale of said trust property, it being expressly stipulated that no purchaser, pledgee, mortgagee, payee, lessee or other party dealing with said Trustee shall be under any obligation to see to the proper application of the proceeds of sale, borrowed funds or other monies so received by said Trustee.

(2) To divide all profits derived from the holdings, managing or disposal of said trust property into four equal shares, disbursing and paying over same at such times as he may see fit (in no event less than once each twelve months) as follows: One-fourth to James L. Sanderson, one-fourth to J. Henry Sitton, Jr., one-fourth to William R. Chapman and one-fourth to the Edward H. Hembree.

TOGETHER with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

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-125-542.2-1-3

(Continued on next page)

CARTER & HILB