

STATE OF SOUTH CAROLINA)
)
 COUNTY OF GREENVILLE)

TITLE TO REAL ESTATE
 (DEED)

KNOW ALL MEN BY THESE PRESENTS, that, I, Roy J. Ellison, Jr.

in consideration of One and No/100 (\$1.00)-----Dollars,
 and assumption of mortgage,

the receipt of which is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain sell and release unto Martha H. Ellison, as Trustee, in Trust, Nevertheless, for the following uses and purposes, to-wit:

To hold, maintain, manage, rent, mortgage and control, with the express power in said Trustee's discretion to mortgage, sell and convey, and to invest or reinvest any proceeds, and to use said trust estate, whether real or personal property, as follows:

1. To maintain a home for the children of Martha H. Ellison and Roy J. Ellison, Jr. and a home for the said Martha H. Ellison until the youngest child has graduated from a standard four-year college course or reached the age of 25 years, whichever is earlier.
2. If at the time the youngest such child finishes a standard four-year college course or reaches the age of 25 as afore-said the said Martha H. Ellison has remarried, then to forthwith divide the trust estate among said children, share and share alike, the child or children of any deceased child to take the share his or her parent would have taken if living, and for such purposes my Trustee is empowered to bring a legal action for partition or to take such other steps as may be required to liquidate and divide the interests of said children.
- 3-a. If at the time the youngest such child finishes a standard four-year college course or reaches the age of 25 the said Martha H. Ellison has not remarried, then to permit such dwelling as may then form all or part of the trust estate to be used by the said Martha H. Ellison as a dwelling on condition that she maintain the same in good condition and pay the insurance and taxes thereon; and should she fail to meet such conditions, then my Trustee shall sell such dwelling and shall then use the income from the net estate for the purpose of maintaining a home for the said Martha H. Ellison.
- 3-b. If there is no dwelling, or interest therein, as a part of the Trust Estate when the youngest child finishes a standard four-year college course or reaches the age of 25, and the said Martha H. Ellison has not remarried, then the said Trustee shall pay over the income from the Trust Estate to the said Martha H. Ellison for use by her toward providing a home for herself.
4. Upon the death of Martha H. Ellison prior to the youngest child completing a standard four-year college course or reaching the age of 25, then a substitute Trustee will be designated. Upon the death or remarriage of Martha H. Ellison after the youngest child has completed a standard four-year college course or reached the age of 25, whichever is earlier, then the trust estate shall be forthwith divided among the children, share and share alike, the child or children of any deceased child to take the share his or her parent would have taken if living.

-519-274.2-1-41

(Continued on next page)