

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, J. W. Norwood, Jr.

in the State aforesaid.

in consideration of the ~~sum of~~ love and affection that I bear to my son, John W. Norwood, III

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.

on the Southeast corner of the intersection of Otis and Elm Streets in the City of

Greenville, and having, according to a plat thereof prepared by C. M. Furman, Jr., Engineer, April 14, 1928, the following metes and bounds, to-wit:

Beginning at an iron pin at the Southeast corner of the intersection of Otis and Elm Streets, and running thence with the South side of Otis Street, N. 71-35 E. 158 feet to an iron pin; thence S. 19.08 E. 50 feet to an iron pin; thence S. 67-23 W. 139.8 feet to an iron pin on the Eastern side of Elm Street; thence along the Eastern side of Elm Street, N. 36-10 W. 63.3 feet to the point of beginning.

IN TRUST NEVERTHELESS to rent, care for and manage same, and collect the income therefrom until my son, J. W. Norwood, III, 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 J. W. Norwood, III, with full power in the said J. W. Norwood, Jr., 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 re-sales, 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;

When the said J. W. Norwood, III, 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/or any other real estate at that time held by him under this trust, -- to the said J. W. Norwood, III, his heirs and assigns forever, and the duties of the Trustee hereunder shall terminate.

But if the said J. W. Norwood, III, shall not attain the age of 25 years, then the said John W. Norwood, Jr., as 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 J. W. Norwood, Jr., same to be equally divided among the heirs of his body, per stirpes and not per capita (the children of any deceased child to take in the parent's stead); 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 his brothers George Norwood, Benjamin K. Norwood, and Oliver Norwood, and his sister Frances Norwood, per stirpes and nor 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;

Any any real estate hereafter acquired under this trust shall be subject in all respects to all the terms and provisions of the trust here 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 herein provided in said original lot.