

TITLE TO REAL ESTATE

THE STATE OF SOUTH CAROLINA, }
County of Greenville.

KNOW ALL MEN BY THESE PRESENTS, That We, Edward H. Black, Hortense B. Abercrombie, Zady L. Black, Alvin E. Black, Allie Bradley, Frances Otis B. Davis and Melba Lucile Ashmore

Four thousand no/100

to us

at and before the sealing of these presents by

George Norwood, as Trustee,

(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 George Norwood, as Trustee

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

in the City of Greenville, in Ward Five, on the south side of Douthit Street, having the following metes and bounds: Beginning at a pin on the south side of Douthit Street, 200 feet from the corner of Leach and Douthit Streets, and running thence along the south side of Douthit Street N. 71 1/2 W. 183 feet to Lawton Avenue; thence along the east side of Lawton Avenue S. 18 1/2 W. 61 feet to iron pin, corner of lot 2; thence S. 71 1/2 E. 183 feet along line of lot No. 2; thence N. 18 1/2 E. 61 feet to beginning.

Also that lot of land in Greenville Township, Greenville County, South Carolina, in the City of Greenville, known as lot No. 2 on plat made by W. A. Hudson, recorded in plat book A, page 135 (the first lot above described being known as lot No. 1) having the following courses and distances:

Beginning at a stake on the east side of Lawton Avenue, 61 feet southward from Douthit Street, running thence S. 18 1/2 W. 50 feet along Lawton Avenue to stake; thence S. 72 1/2 E. 183 feet along line of lot 3, belonging to I. W. Wingo, to stake; thence N. 18 1/2 E. 50 feet to stake; thence N. 72 1/2 W. 183 feet along line of lot No. 1 to beginning corner.

The above lots of land are the same conveyed to Mary Lou Black by John W. Norwood, Jr. by deed dated August 31, 1936, recorded in book 186, page 74, and the grantors herein constitute the sole heirs at law and distributees of Mary Lou Black who died intestate in May, 1944.

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 re-invested until Lillian Sloan Norwood 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 Lillian Sloan Norwood as long as she lives.

(2) If Lillian Sloan Norwood should die leaving one or more descendants, the trust shall continue (in George Norwood and his heirs) until, and only until, her youngest child that shall become twenty-one years of age, shall reach that age; the net income to be used for the maintenance of her 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 her descendants per stirpes and not per capita, free of all trusts.

(3) If the said Lillian Sloan Norwood should die leaving no descendants surviving her, the trust shall continue in George Norwood and his heirs for the benefit of any child or children of Wilkins Norwood, if any, the net income in that event to be re-invested until his youngest child that shall reach that age shall become twenty-one years of age; 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 Wilkins Norwood, then living, per stirpes and not per capita.

(4) And if Wilkins Norwood shall die leaving no living descendants then title shall vest in fee simple equally in the children of J. W. Norwood, Jr., Ben K. Norwood, Oliver Norwood and Francis N. Funderburk, then living, the distribution to be per stirpes and not per capita.

The trustee herein shall have full power to sell, and re-sell, the property as often as he may deem advisable, and make good and sufficient deed or deeds therefor 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 re-sale, and no purchaser at such sale or re-sale 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.