

## TITLE TO REAL ESTATE

46782 PROVISIONS-J. HARRARD CO.-GREENVILLE

STATE OF SOUTH CAROLINA,  
COUNTY OF RICHLAND.

TO ALL TO WHOM THESE PRESENTS SHALL COME, I, E. W. Mullins, of Columbia, County of Richland, State of South Carolina,

SEND GREETINGS:

WHEREAS, I, E. W. Mullins, have caused to be set aside and transferred to myself the sum of Three Thousand (\$3,000.00) Dollars to be held in trust for my son E. W. Mullins, Jr., upon the terms and conditions as hereinafter set forth.

NOW, THEREFORE, I, the said E. W. Mullins, Donor, do hereby declare and covenant that I hold the said Three Thousand (\$3,000.00) Dollars above mentioned, with all additions thereto, which may be made by myself or by any other person and with all accumulations in trust upon the terms and with the powers hereinafter set forth, to-wit:

The Trust Estate and all accumulations shall be held by the undersigned, E. W. Mullins, Trustee, and any Successor Trustee, for the use and benefit of E. W. Mullins, Jr., of Columbia, S. C., son of the Donor. When the said E. W. Mullins, Jr. shall attain the age of twenty-five (25) years the trustee shall pay and transfer to him absolutely all of the trust property covered by this declaration of trust, that is to say, the corpus of the trust with all accumulations and additions thereto; that at any time before the said E. W. Mullins, Jr. shall reach the age of twenty-five (25) years the trustee, at his discretion, and without securing the permission or authority of any court, may apply the whole of the trust fund or property, or any part thereof, to the education or benefit of the said E. W. Mullins, Jr. in such manner as the trustee shall deem proper or advisable, the decision to so deal with the trust estate shall rest entirely in the discretion of the trustee; if the said E. W. Mullins, Jr. shall die under the age of twenty-five (25) years leaving a child or children surviving him then the trustee shall hold the trust property upon trust for the benefit of such child or children until the youngest child shall reach the age of twenty-one (21) years at which time the trustee shall pay over and transfer the trust estate to such child or children, share and share alike. In the event the said E. W. Mullins, Jr. shall die under the age of twenty-five (25) years without leaving issue surviving him then the trustee shall hold the trust property upon trust for the use and benefit of Katherine Stewart Mullins, the daughter of the donor, upon the same terms and conditions herein expressed and shall pay over and transfer to her upon her attaining the age of twenty-five (25) years the said trust property, or so much thereof as shall not have been applied or disposed of under the trust herein provided for; and should the said Katherine Stewart Mullins die before reaching the age of twenty-five (25) years leaving a child or children surviving her then the trust property shall be disposed of in the same manner as is hereinabove provided with respect to the surviving child or children of the said E. W. Mullins, Jr.; and should the said Katherine Stewart Mullins die under the age of twenty-five (25) years without leaving issue surviving her then the trust property and estate shall go to the heirs at law of the donor.

The trustee shall manage the property and keep the said funds invested in such manner as he may deem advisable, having due consideration for the safety of the investment and the probable income to be received. He shall not be restricted to such investments as are specified in the statutes of this State, but may invest the said funds in stocks, bonds, real estate or real estate mortgages, or any other investment deemed by him to be sound. He is to collect the dividends, interest, rents or other income and after paying all taxes, insurance and other expenses properly chargeable to the trust, the remainder of the income shall be accumulated and added to the corpus. The trustee shall have the power, at his discretion, to sell or dispose of any of the securities or property in which said funds may be invested without liability to the purchaser for the reinvestment of the funds, with power of resale and reinvestment at his discretion. The Trustee shall not be chargeable with any mistake or error of judgment in the selection or retention of any investments. It is distinctly understood and declared that the trustee shall have full power and authority to deal with the trust property, including the accumulations or additions thereto, the same as if it were his own, and to sell and convey the same without liability whatsoever to the purchaser for the reinvestment of the proceeds of such sale or sales.

The Trustee may receive from time to time contributions to this trust from the donor or any others, such contributions to be held on the same trust and with the same powers as herein stated.