

STATE OF SOUTH CAROLINA, AUG 28 8 40 AM 1950

GREENVILLE COUNTY

OLLIE FARNSWORTH

R. M. C. Know All Men by These Presents:

That I, W. W. Tarrant in the State aforesaid,
in consideration of the sum of Ten and no/100 Dollars, love and affection, ~~DUPLICATE~~

to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (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 W. E. Tarrant, Trustee,

All that certain piece, parcel or lot of land containing one and one-half ($1\frac{1}{2}$) acres, more or less, situate and being in Grove Township, State and County aforesaid and lying on the west side of public road leading from Golden Grove to Pelzer and having the following metes and bounds;

BEGINNING in center of aforesaid road, thence S $74\frac{3}{4}$ W 9.72 chains to a stake x3, thence S $84\frac{3}{4}$ E 8.94 to center of aforesaid road, thence N 7 E 3.36 to the beginning corner, bounded on the north and east by said W. W. Tarrant's land, and the south by lands of said ~~W. L. Johnson~~ Johnson, the same being a part of the lands conveyed to ~~me~~ by deed from A. M. Payne.

TO HAVE AND TO HOLD all and singular the said Premises before mentioned unto W. E. Tarrant, Trustee, his heirs and assigns forever, in trust for the following uses and purposes: To hold, manage, invest and reinvest the same with power to convey and mortgage in his discretion and without obligation on the part of any purchaser or mortgagee to see to the application of funds. It is my intention by this trust deed to put the aforesaid real estate into the hands of my son, the trustee, so that he may use and dispose of it unconditionally. I authorize him to use the income from the place and the proceeds of sale, if any, for the use and benefit of myself and my three younger children. The amounts disbursed to me and my younger children shall be in the absolute discretion of my trustee. If I should die while this agreement is in force and effect, my trustee shall reimburse himself for monies I owe him and in addition, he shall retain one-fourth of the proceeds from the sale of any part or all of the aforesaid real estate. He shall use the other three-fourths for the use and benefit of my three younger children and shall apply it in his absolute discretion. When the youngest child is eighteen, he shall divide the remaining portion in his hands for them equally among all three of my said younger children. If he should decide that it was feasible to wait until the youngest child is twenty-one, he has my full permission and authority to do so.

It is my intention that he pay all taxes and expenses for repairs and the indebtedness on said place out of the first money coming into his hands. If he should decide that it is feasible to do so, he may re-convey the aforesaid real estate to me in discharge of any and all obligations imposed by this trust agreement.

He shall deduct expenses incurred by him in administering the three-fourths part of the trust which shall be devoted to my three younger children. This expense shall not exceed five per cent (5%) of the funds which he shall disburse.

I am deeding the aforesaid real estate in trust to my son so that he may sell off said real estate in part or in whole and am empowering him to execute and deliver good, fee simple, marketable title to any purchaser or purchasers. If he shall so decide, he may likewise mortgage said property. It is my intention that such mortgage shall have the same force and effect as if I myself had executed and delivered the same.