

STATE OF SOUTH CAROLINA -->
COUNTY OF GREENVILLE)

TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, That we, the undersigned,
in consideration of Five and No/100 (\$5.00) Dollars and the conditions
below, have granted, bargained, sold and released and by these presents
do grant, bargain, sell and release unto I. H. Philpot in trust all our
interest in and to the following described real estate:

ALL that piece, parcel or lot of land with any improvements thereon,
situate, lying and being in Paris Mountain Township, County of Green-
ville, State of South Carolina and being known as Tract 2 and containing
28.30 acres, more or less, according to a plat entitled "Property of H.
L. Rosamond & I. H. Philpot, et al, prepared by Jones Engineering Service,
dated July, 1968 and recorded in the R. M. C. Office for Greenville County
in Plat Book UUU, at page 41, and having, according to said plat, the
following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeastern side of White Horse Road at the
intersection of White Horse Road and an un-named road, thence running with the
northeastern side of White Horse Road N. 9-58 W. 102 feet to an iron pin; thence
continuing with White Horse Road N. 14-4 W. 104 feet to an iron pin; thence con-
tinuing with said road N. 18-10 W. 104 feet to an iron pin; thence continuing
with said road N. 22-16 W. 104 feet to an iron pin; thence continuing with said
road N. 26-12 W. 104 feet to an iron pin; thence continuing with said road
N. 30-18 W. 104 feet to an iron pin; thence continuing with said road N. 34-24
W. 104 feet to an iron pin; thence continuing with said road N. 39-30 W. 104
feet to an iron pin; thence continuing with said road N. 40-18 W. 91.5 feet to
an iron pin; thence continuing with said road N. 42-36 W. 121.6 feet to an iron
pin; thence continuing with said road N. 6-02 W. 224.9 feet to an iron pin;
thence leaving said road N. 55-00 E. 166 feet to an iron pin; thence S. 52-15 E.
250 feet to an iron pin; thence N. 55-29 E. 1200 feet to an iron pin; thence
S. 58-26 E. 387.40 feet to an iron pin in the center of an un-named road; thence
with the center of said un-named road S. 32-24 W. 278.8 feet to an iron pin;
thence continuing with the center of said road S. 32-24 W. 593 feet to an iron
pin; thence continuing with the center of said road S. 32-24 W. 400 feet to an
iron pin; thence continuing with the center of said road S. 36-44 W. 200 feet
to an iron pin; thence continuing with the center of said road S. 45-08 W. 200
feet to an iron pin; thence continuing with the center of said road S. 49-30 W.
265 feet to an iron pin, the point of beginning.

The terms and powers of the trust are as follows:

(1) To hold, manage and dispose of the property herein conveyed in
whole or in part, for cash or part cash and part credit and at such prices
and upon such terms as the said Trustee may appear best; with full
power to develop and subdivide said property, to impose thereupon such
property restrictions as he may deem necessary, to cause to be built and
erected thereupon dwellings of such type as he may deem wise for sale or
for investment, to execute and deliver good warranty deeds conveying the
title to any portion or all of said trust; to borrow money and execute
promissory notes for the sums so borrowed, to execute mortgages covering
said trust property or any portion thereof as security for the repayment
of borrowed funds, to make and execute bonds for title or leases on all
or any part of said trust property on such terms as may appear to him
best, regardless of whether same shall extend beyond the actual duration
of this trust and in general to do any and all things necessary to develop-
ment and sale of said trust property, it being expressly stipulated that no
purchaser, pledgee, mortgagee, payee, lessee or other party dealing with the
said Trustee shall be under any obligation to see to the proper application
of the proceeds of sale, borrowed funds or other monies so received by said
Trustee.

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GREENVILLE

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