

cost to said purchaser) a title insurance policy in the form usually issued by said Title Guarantee and Trust Company, guaranteeing the title to the lands so sold and conveyed to the full amount of the purchase price thereof; if such title be approved by the proper officers and legal advisers of said trustee, and to deduct the amount of the premiums for such title insurance from the proceeds of sale and any other moneys received by said trustee hereunder.

(3) In trust to collect and receive the purchase price and rentals of all land sold or rented by said trustee and after paying the mortgage above mentioned and all other mortgages which at any time hereafter may be placed on said property, with interest, costs and attorneys' fees, if any, and after reimbursing said trustee for all amounts which it may expend for taxes, roads, sewers, water pipes, power and telephone lines, advice, attorneys' fees, costs of Court, and for any other purpose incident to the ownership, protection, development, renting and sale of said property (it being understood and agreed that said trustee shall be under no obligation to advance funds for the development of said property for the payment of liens thereon or for any other purpose), then to pay over and distribute any surplus proceeds of sale and rents remaining in its hands to the said M. B. Prevost and L. O. Patterson, share and share alike, and to their executors, administrators and assigns forever.

And we do hereby bind ourselves and our heirs, executors and administrators to warrant and forever defend all and singular the said premises unto the said Title Guarantee and Trust Company and its successors and assigns, against ourselves and our heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Hereby reserving unto ourselves and our heirs, executors, administrators and assigns, the right, at our

option, at any time, to repossess ourselves of the title, possession and control of such portions of said premises as may not have been sold by said trustee, or to substitute another trustee or trustees in lieu of said Title Guarantee and Trust Company.

And the said Title Guarantee and Trust Company do hereby covenant and agree to and with the said M. B. Prevost and L. O. Patterson, and their heirs, executors, administrators and assigns that upon demand made at any time, and upon payment of all sums to which it may be entitled up to that date under the terms hereof, it will convey and transfer to said M. B. Prevost and L. O. Patterson or their heirs or assigns, freed of all trusts, or upon such trusts as may be specified by said grantors or their heirs, executors, administrators or assigns, such portions of the land herein above described (and of any other property, the title to which may be taken by said trustee in exchange therefor, or which may be held by said trustee at any time upon the trusts hereby created) as may not have been sold by said trustee at the request of said grantors; this covenant on the part of said trustee being evidenced by its acceptance of this deed.

Witness our hands and seals on this the 27th day of March in the year of our Lord one thousand nine hundred and twenty three and in the one hundred and forty seventh year of the Independence of the United States of America.

Signed, sealed and delivered in the presence of:

Alpha Ballenger,
Mary R. Nesbitt.

M. B. Prevost. (L.S.)
L. O. Patterson. (L.S.)

State of South Carolina,
County of Greenville.

Personally appeared before me Alpha Ballenger and made oath that she saw the within named M. B. Prevost and L. O. Patterson sign, seal and see their act and deed deliver the within written instrument, and that she with Mary R. Nesbitt

(Over)