

State of South Carolina  
County of Greenville.

Know all men by these Presents, that I, Leula W. Cunningham of Greer, in the State aforesaid, in consideration of the sum of Ten Dollars, to me in hand paid, the receipt of which is hereby acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release, unto the Planters Savings Bank, a Corporation, its successors in Office in trust however, and for the uses and purposes hereinafter stipulated:

All that certain lot of land situate, lying and being in the County and State aforesaid, in the Town of Greer, and on the North side of Emma Street and on the west side of North Street (formerly Cemetery Street) and having the following metes and bounds to-wit:

Beginning at an iron Pin, on the inside corner of the intersection of Emma Street and North Street and running thence N. 16-25 E. 210 ft. to an iron Pin; thence N. 70 W. 111.6 ft. to an iron Pin corner of lot No. 2; thence S. 16-25 W. 210 ft. to an iron Pin on sidewalk of Emma Street; thence S. 70 E. 116 ft. to in to the Point and Place of beginning and designated as lot No. 1 on a Plat prepared by W. A. Christopher September 1921, and recorded in Plat Book "7" at Page 17. in Office of Register Messrs. Conveyance in and for Greenville County and bounded by Emma Street, North Streets, by lots nos. 10, 9 and 2, on the said Plat, and known as the Emma A. Westmoreland Home. Reference to the said Plat being hereby craved to further identify the said lot.

Together with all and singular, the rights, members, hereditaments and appurtenances to the said Premises belonging or in anywise incident or appertaining.

To have and to hold, all and singular the Premises before mentioned unto the said Planters Savings Bank, a Corporation, its successors in Office, and assigns forever, In Trust however, for the following purposes, and no other, that is to say, that I reserve the Possession and Control of the said Premises for and during my natural life, and upon my death the said Trustee is to have Control and Possession of the said Premises for the purpose of leasing the same, or a portion thereof, keep the same in repair, pay all taxes, protect the same from loss by insurance, collect for the

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for a Refusal to act as Trustee see Case Book 35  
for same as to agreement through Court of Am. 711 St. Heyward, La. Dec 1st. 1891 Page 169

loss in case of destruction re-erect building or buildings as my Trustee may deem wise, and agreeable to the wishes of the Catigue trust at the time of the same, and to pay the Proceeds of such rental from the Property to its upkeep, and to pay the remainder in such amounts as my Trustee may deem wise, to or for the use of my son, Hubert W. Cunningham for and during his natural life and at his death then to any legally born child or children which may survive him and so soon as such child or children, if any, attain their majority, provided said Hubert W. Cunningham is dead, then to convey the same to such child or children, their heirs and assigns forever by a fee simple title; but in case said Hubert W. Cunningham should die without leaving legally born child or children of his surviving, then I direct my Trustee to execute a deed conveying the said Property to any surviving child or children, of my daughter, Earline L. Lauford, and in the event of the death of such surviving child or children, of hers then the child or children of such deceased child or children of hers to take its Parent share, provided however, that such child or children of Earline L. Lauford have attained the age of Twenty-one years, and if not then so soon as they have reached the age of Twenty-one years, and provided further that my said Trustee is directed that after my death, and after the death of my son, Hubert W. Cunningham in case Hubert W. Cunningham leaves children as aforesaid, my said Trustee is directed to spend any or all of the rents arising from time to time for the education and maintenance of such child or children of his, and if none, then the same may be spent if my said Trustee deems it wise and necessary to spend the same in the same manner upon any child or children, or the child or children of such deceased child or children of Earline L. Lauford and so on till the termination of this trust by conveyance above described and upon the conveyance in either of the events above described this trust shall cease and terminate.

Since the Trustee herein is to serve without compensation, it is hereby stipulated that said Trustee or its successors in office shall not be

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