

TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA,
Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That I, Mrs. Elizabeth A. Mayfield,

in consideration of the sum of one in the State aforesaid

and love and affection Dollars,

to me paid by my daughters Zelemma Pollard and Sarah Belle Vaughn,

in the State aforesaid, 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 Zelemma Pollard and Sarah Belle Vaughn.

all that piece, parcel or lot of land in Austin, Township, Greenville County, State of South Carolina.

about one mile east of Simpsonville, containing five acres; more or less, described as follows: Beginning at an iron pin on the Georgia Road (stone on the bank) near H. S. Hughes' residence, and running thence with said road N. 80 E. 3.17 to a corner in the road (stone on bank); thence N. 9 W. 14.00 to a stone on G. L. and H. L. Knighton's corner; thence S. 80 W. 4.00 to a stone; thence S. 12 E. 14.00 with H. S. Hughes' line to the beginning.

Reserving, however, unto myself, the use of the said premises for and during my lifetime.

Upon the following trusts, nevertheless; In trust at my death to sell the premises above described, and after discharging any mortgage indebtedness which may then exist against the premises, next reimbursing themselves for any sums of money which they, or either of them, may already have advanced or may hereafter advance on account of the mortgage indebtedness now or after existing on the premises, and for any taxes, insurance or repairs which they may pay for, together with interest on all sums of money advanced by them at the rate of seven per cent per annum; and finally after discharging the expenses of my last illness and funeral, to divide the proceeds of sale among my six children (including themselves) share and share alike, the child or children of any predeceased child to take the share to which the parent would have been entitled.

I give my trustees full power and authority to sell and convey said property during my lifetime, with my written consent, and re-invest the proceeds of sale in other real estate or personal property, subject to the same terms as herein imposed, with power to make change in the form of investment as often as in their and my discretion is advisable.

I give my trustees full power and authority during my lifetime, to execute such mortgage or mortgages upon the premises as in their discretion may be necessary, upon my written approval and consent to such mortgage or mortgages.

Neither the purchaser nor the mortgagee of the above property or any other property substituted therefor in carrying out this trust, shall be required to see to the application of the proceeds of sale or of the proceeds of the mortgage loan; nor shall any of my children or their children have any right, title, interest or control of any kind or nature in said premises or in substituted property, until it shall be sold at my death and the proceeds of sale divided, nor shall the trust property be liable for any of my debts during my lifetime except to my two daughters, so that subject to my written consent they shall have full power to sell, convey, mortgage, transfer, or otherwise dispose of the trust estate, as herein provided.