

State of South Carolina,  
County of Greenville.

Deed of Trust

Know all men by these presents, That I, Ida L. Lupo, in the State aforesaid, in consideration of the sum of One and no/100 (\$1.00) Dollars, to me in hand paid at and before the sealing of these presents by my son, Reverend J. Foster Lupo, (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 J. Foster Lupo, as Trustee, the following described property:-

"All that piece, or parcel of land, in the aforesaid State and County, situated on the West side of Augusta Road, and containing about 1.08 acres, which begins at an iron pin, where the Old Augusta Road intersects the New Augusta Road, between this property and the property of R. I. Woodside, and then runs into the old Augusta Road S. 74.17 W. 210 feet to an iron pin; thence, with said road S. 30.50 W. 30 feet to an iron pin; thence, continuing with said road S. 10.0 W. 183 feet to an iron pin, being the joint corner between this property and the property of W. R. Lupo; thence N. 80.33 E. 290.8 feet to an iron pin on Augusta Road; thence N. 13.13 W. 200 feet along Augusta Road to the beginning corner."

The above lot is more clearly shown by plat made by Dalton and Neves, dated September, 1932, said plat being hereto attached and made a part of this deed.

The above described property is a part of two lots of land conveyed to me, the first by W. B. McDaniel, by deed dated March 18th, 1911, and recorded in R. M. O. Office for Greenville County, on Sept. 15th, 1914, in Deed Book 27, at page 343; the other, conveyed to me by A. Louise Walker, on Oct. 21st., 1915, and recorded in R. M. O. Office for Greenville County in Deed Book 27, at page 344, on September 15th, 1914; a portion of these two lots having been heretofore conveyed to other parties, and it is the intent of this deed to cover all of said property now owned by me.

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 J. Foster Lupo, as Trustee, his heirs and assigns forever, in trust for the following uses and purposes:-

To Have and to Hold and to use said property for my benefit during my life; the said Trustee having full power to do any and all things with said property which I myself could do, including the right to mortgage, trade, exchange, sell, and any and all other things, it being left in the discretion of said Trustee as to what he shall do; and any person dealing with the Trustee shall not be required to follow any money, property or any other thing paid to or exchanged with the Trustee in connection with said property, the Trustee being accountable only to me and my heirs for any money or other property received by him in connection with this transaction.

The purpose of this trust is to enable the Trustee to provide for me during my old age, ~~and to carry out this purpose~~, and to carry out this purpose he will have the powers hereinabove enumerated; and it is further my intention that he himself may make advances to me, or cause advances to be made by others, and when such advances are made, the person making them shall show that such advances have been made, whereupon said amount shall bear interest at the rate of eight (8%) per cent. per annum, (simple interest), and shall not be payable until my death.

It is further understood that the trustee is to advance or cause to be advanced to me the sum of Twenty-Five and no/100 (\$25.00) Dollars per month, if he can procure that amount, except in case of emergency, in which the advance is left to the discretion of the Trustee, to make or cause to be made any additional advances which in his discretion should be made. The Trustee, however, is not bound personally to make any advances.

Should the Trustee find it advisable to mortgage the property, he has full authority to do so, and to execute all papers in connection therewith, making such papers mature at such time as he thinks advisable.

Should the Trustee continue to own this property until my death, he is then authorized and empowered to sell the same, at public or private sale, in his discretion, and from the proceeds of such sale he is authorized and instructed to pay:

(OVER)