

STATE OF SOUTH CAROLINA, }  
Greenville County. }

I, Anna M. Beatty,

KNOW ALL MEN BY THESE PRESENTS, That

in the State aforesaid.

in consideration of the sum of ten

DOLLARS,

to me paid by D. R. Cain, as Trustee

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 D. R. Cain, as Trustee

Greenville

all that piece, parcel or lot of land in

Greenville

Township, Greenville County, State of South Carolina.

near the corporate limits of the City of Greenville, in the Section known as Sans Souci, being known and designated as part of Lot No. 7 of the property of B. E. Geer, as shown on a plat recorded in the R. M. C. office for Greenville County in Plat Book "G", at page 133, and having the following metes and bounds:

Beginning at an iron pin at the point of intersection of the west side of Pine Street with the north side of Arlington Avenue and running thence with the west side of Pine Street N. 5-50 W. 150 feet to a point; thence S. 83-55 W. 60 feet to a point; thence S. 50- E. 150 feet to a point on the north side of Arlington Avenue; and thence with the north side of Arlington Avenue (otherwise known as Blue Ridge Drive) N. 83-55 E. 60 feet to the point of beginning.

Upon the following trusts: In trust to hold the legal title to said lot of land to manage and control the same; to receive the rents and profits and out of same to pay taxes, insurance premiums, interest on mortgage indebtedness, and any repairs which may be necessary to keep the premises in tenantable condition; and at his discretion to sell said lot of land at public or private sale and apply the proceeds of sale to the indebtedness now existing or which may then exist against the premises, the indebtedness now existing being as follows: Mortgage to Mechanics Building and Loan Association for \$3,800, dated October 5, 1929, recorded in Book 208, page 138, and state and county taxes; the balance, if any, after discharging all liens according to their priority to be retained by the grantee as compensation for his services in carrying out this trust. The trustee shall have power and authority to execute notes in renewal or in lieu of said indebtedness, and to secure same by mortgages over the premises; also to make improvements to the premises, if necessary in his discretion, and to give notes secured by mortgages over the premises, junior to the above indebtedness or renewals or substitutions thereof. The purchaser or mortgagee shall not be bound to see to the application of the proceeds of sale or mortgage.

It is understood and agreed that the grantor is not personally liable for any encumbrances now existing against the within conveyed premises.