

TITLE TO REAL ESTATE

The State of South Carolina,
COUNTY OF GREENVILLE.

Whereas, on October 19th, 1937, I, Fannie C. Norwood, did execute and deliver to myself, as Trustee, and had duly recorded in the Office of R. M. C. for the County and State aforesaid, in Deed Book 201 at page 89, my certain deed of trust for Frances N. Funderburk and other beneficiaries therein named, conveyed the lot herein described for the uses and purposes in my said deed duly set out; and

Whereas, it is my wish to enlarge and clarify the powers of the Trustee of the trust therein created, and as thus amended to affirm the said trust in all particulars;

KNOW ALL MEN BY THESE PRESENTS, That I, Fannie C. Norwood

in the State aforesaid in consideration of the sum of One Dollar, and love and affection

to me in hand paid, at and before the sealing of these presents by Fannie C. Norwood, as Trustee

~~And the said Fannie C. Norwood~~ 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 Fannie C. Norwood, as Trustee

All that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, in the City of Greenville, having the following metes and bounds: Beginning at a point on the North side of Grace Street at joint corner of Lots Nos. 22 and 23 as shown on plat recorded in Plat Book "G" at page 165, and running thence N. 18-02-W. 180 feet to a point on line of property now or formerly owned by Anthony; thence with Anthony's line S. 71.06 W. 77.5 feet to another point on Anthony and Pitts line; thence S. 18-50 E. 180 feet to stake on North side of Grace Street; thence with Grace Street N. 71-06-E. 75 feet to the beginning corner, being known as Lot No. 23 on plat above mentioned of property of Charles Watson and Grace Watson Griffith made by Dalton and Neves, December, 1927. The above described land is the same conveyed to me by Sallie E. Campbell on the 21st day of September, 1936, deed recorded in office of Register of Mesne Conveyance for Greenville County in Book 186, page 89.

IN TRUST NEVERTHELESS for the following uses and purposes: to rent, care for the manage same, and to collect the income therefrom for my daughter, Frances Norwood Funderburk, during her life and after her death until the youngest child of the aforesaid Frances shall attain the age of twenty-one years; and to apply such income, after the deduction of taxes, insurance, cost of repairs and cost of collection, (a) for said Frances Norwood Funderburk during her life time, and (b) for the children of said Frances Norwood Funderburk until such youngest child shall reach the age of twenty-one years; when, after the mother's death, such youngest child of the said Frances Norwood Funderburk shall reach the age of twenty-one years, then I direct the Trustee to deed the property herein mentioned, to the children of said Frances Norwood Funderburk, share and share alike, the children of any predeceased child to take the share that the parent would have been entitled to if living; but if the said Frances Norwood Funderburk shall die leaving no child or children surviving her, and no grandchildren of a predeceased child or children, then I direct the trustee to deed the property to my sons J. W. Norwood, Jr., Ben K. Norwood and Oliver Norwood, their heirs and assigns forever; and if any one or all of the aforesaid three persons be deceased when such period of distribution shall occur, then I direct the trustee to deed to the child or children of such deceased person or persons the share that the parent would have taken if living.

The Trustee shall have full power to sell the property and make good and sufficient deed therefor, in her discretion, at any time, and shall have the duty in such case to reinvest the proceeds in other unencumbered real estate as often as the trustee may deem advisable, upon terms of trust exactly similar to those herein provided, without accountability to the beneficiary beyond the requirements of ordinary prudence, with full power to the Trustee to make deed or deeds upon said sale or resale, no purchaser at such sale or re-sale to be in any way responsible for the application of the proceeds; and the Trustee shall not be accountable for fire loss, if, in the exercise of such discretion, said trustee should leave the property uninsured or if it be insured below its value, and the trustee shall have full power to substitute Frances Norwood Funderburk trustee during her life time, and under this deed at any time she deems it advisable or desirable.