

TITLE TO REAL ESTATE

Keys Printing Co., Greenville, S. C.

STATE OF SOUTH CAROLINA,
Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That I, Timon B. Potts, of the County of Greenville,

in consideration of the sum of Ten Dollars (\$10.00)

and affection

to me paid by J. L. Johnson, individually and as Trustee, for my friends Furman E. Smith and Mamie E. Smith

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 J. L. Johnson, individually and as Trustee for Furman E. Smith and Mamie E. Smith

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

① on both sides of Gap Creek, containing 105 acres, more or less, and being the same lands conveyed to Thomas T. Potts and Timon B. Potts by Lula Hart and Permelia A. Cooper by deed dated January 7, 1902, recorded in the RMC Office for Greenville County in Deed Book III at page 443, reference being craved to said deed for a more complete description. *Waddy Gap Creek Road*

② Also all that certain tract of land in Cleveland Township, Greenville County, State of South Carolina, lying on both sides of Gap Creek branch waters of middle Saluda River, containing 266 acres, and being the same land conveyed to David L. Potts by Tira R. Potts and Rebecca M. Potts by deed recorded in the R. M. C. Office for Greenville County in Deed Book 24 at page 223, reference being craved to said deed for a more complete description.

③ Also all that certain tract of land in Cleveland Township, Greenville County, State of South Carolina, on both sides of Gap Creek containing 198 acres and being the same tract of land conveyed to Levi Potts by grant of J. G. Means, Governor of South Carolina, on the 9 day of January 1852, and being more fully described on Plat made by W. D. Threlkeld, D. S. on December 9, 1851, reference being craved to said Plat and Grant for a more complete description.

④ Also all that certain piece, parcel or lot of land and the buildings thereon, in Greenville Township, Greenville County, State of South Carolina, being known and designated as Lot No. 12 or Block A, as shown on map of Mt. View Land Company, and being the same land conveyed by the Mt. View Land Company to D. L. Potts by deed dated September 2, 1911, recorded in the RMC Office for Greenville County in Deed Book 16 at page 214.

⑤ Also any and all other lands which I may own on the date of this deed, less, however, any lands which have been previously sold by me or my predecessors in title from any of the tracts above mentioned.

SAVING, RESERVING AND EXCEPTING a life interest to myself in all of the above described property and further SAVING and RESERVING the right to sell or convey any or all of the above lands during my lifetime.

In trust to J. L. Johnson, Trustee, for my friends Furman E. Smith and Mamie E. Smith during their lifetimes, for the following uses and purposes, in trust to manage and control the same, and particularly to operate my farm, and to collect and pay all net income of said residue, after deducting a reasonable charge for his own services, to the following persons for and during their natural lives, in the following proportions: Fifty (50%) Per cent to my friend Furman E. Smith and Fifty (50%) Per Cent to my friend Mamie E. Smith, and upon the death of either Furman E. Smith or Mamie E. Smith it is my desire and I so direct my trustee to pay the entire net income to the survivor. I further direct my said trustee to permit Furman E. Smith and Mamie E. Smith to use my house as their home and with the privilege of cultivating so much of the farm as they can profitably attend. I desire and direct my trustee to preserve and protect the land and timber and prevent, in so far as practicable, any waste and to require any tenants or share croppers to practice good husbandry and to develop and improve all the land that is under cultivation at my death, or may thereafter be cultivated. I direct my trustee to pay the taxes and keep the buildings in a good state of repair. Should the income from all the properties given in trust herein be insufficient and inadequate to properly maintain and support the said Furman E. Smith and Mamie E. Smith during their natural lives, I hereby authorize and empower my trustee to encumber my said property or to sell or dispose of any or the whole of the trust estate and use the proceeds to properly maintain and support them.

Upon the death of Furman E. Smith and Mamie E. Smith, J. L. Johnson, his heirs and assigns forever, is to have a fee simple estate in all remaining lands free and clear of all limitations or trust or other encumbrance.