

TITLE TO REAL ESTATE

KEYS PRINTING CO., GREENVILLE, S. C.

STATE OF SOUTH CAROLINA,
Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That I, H. W. Sumerel

in the State aforesaid.
in consideration of the sum of One and No/100 DOLLARS,

to me paid by R. F. Sumerel 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 R. F. Sumerel as Trustee

All that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, known as Lot No. 39 in the Park Hill Division and described as follows:

BEGINNING at a point on Faris Road, joint corner of Lots Nos. 38 and 39 and running thence N. 69-46 W. 240 feet to a screen area five feet wide next to Sevier Street Extension East; thence N. 29-02 E. 70.7 feet to corner of Lot No. 3; thence along the dividing line between Lots Nos. 3 and 39 S. 69-46 E. 225 feet to a point on Faris Road; thence with Faris Road S. 16-50 W. 70 feet to the beginning corner.

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 R. F. Sumerel as Trustee, his successors, and assigns upon the following trust:

To hold the legal title with the power to sell and convey the said premises either at public or private sale for cash or for part cash and the remainder to be secured by mortgage on the premises and on such terms and at such price as he may deem advisable and with the further power to mortgage said premises and the purchaser is not required to see to the application of any funds derived from any sale or mortgage, with the further power to rent, lease or demise said premises on such terms as my trustee may deem advisable and to pay all expenses instant to the upkeep and preservation of said premises including all taxes, repairs or any other assessments or expenses whatsoever which my trustee may think proper and desirable. To execute and deliver all instruments which may be necessary to carry out the terms of this trust. To pay over to me either monthly or quarterly, as my trustee may deem best, the net proceeds derived from any rent, with the further power to change the investment as often as my trustee may deem advisable or proper in the premises and my trustee shall not be limited in the number of times which he may desire to change the investment. My trustee shall further pay over to me either monthly or quarterly any portion or all of the corpus which may be derived from any sale of the above premises or any reinvestment of the funds derived from the above premises.

The above is the same conveyed to me by Thos. L. Lewis, et al, by deed dated June 22, 1928, recorded in Deed Book 205, page 82. Also, see deed by Mary B. Lewis, et al, to me dated November 14, 1940, recorded in Deed Book 228, page 170.