

TITLE TO REAL ESTATE

THE STATE OF SOUTH CAROLINA,
County of Greenville

KNOW ALL MEN BY THESE PRESENTS, That We, John W. Pearson and Clarence P. Pearson

in the State aforesaid,
in consideration of the sum of

Twenty Seven Hundred (\$2700.00)

Dollars

to us in hand paid

at and before the sealing of these presents by

John Nance, as Trustee

(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

John Nance, as Trustee

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

and being on a county road from Pelzer leading to Woodville in the Woodville Community containing 43.50 acres according to a survey and plat made by W. J. Riddle, Surveyor, in March, 1947, and being the southern portion of a larger tract conveyed to the grantors by J. B. Ricketts, Trustee, on Dec. 18th, 1942 by deed recorded in Book 259, page 295. Said tract of land begins at an iron pin in or near two forks of branches a short distance northwest of a county road leading from Pelzer to Woodville and running thence S. 69 E. 284 feet along branch by traverse line to bend in branch; thence continuing by traverse line S. 76-30 E. 319 feet to corner in branch; thence N. 65 E. 200 feet to bend; thence N. 27 E. 176 feet to bend; thence N. 80-15 E. 247 feet to corner in branch; thence leaving branch and running south 15-30 E. 195 feet to corner in road; thence along road S. 85-30 E. 181.5 feet to bend; thence N. 65 E. 634.5 feet to corner; thence S. 25 E. 395 feet to iron pin; thence S. 2-30 W. 1091.8 feet to iron pin; thence S. 4 W. 826 feet to corner in creek; thence along said creek by traverse line N. 58-56 W. 174 feet to bend; thence N. 21-12 W. 280 feet to bend; thence N. 38-27 W. 260 feet to bend; thence N. 26-17 W. 150 feet to bend; thence N. 45-23 W. 268 feet to bend; thence N. 31-52 W. 345 feet to bend; thence N. 48-27 W. 158 feet to bend; thence S. 68-57 W. 128 feet to bend; thence S. 88-20 W. 56.5 feet to bend; thence N. 41 W. 47.8 feet to iron pin; thence N. 41 W. 1094.8 feet to the beginning corner.

Taxes for the year 1947 are to be paid by the purchaser.

FOR THE USES AND PURPOSES SET FORTH

The conditions and provisions of the trust and the powers and duties of the trustee are as follows:

1. The beneficiary of the trust is and shall be J. D. Nance, Jr., son of the name trustee;
2. The trustee shall hold legal title to the property, rent or cultivate the same and collect the rents, profits or other income therefrom.
3. Out of the rents, profits or other income cost of taxes, insurance repairs and other necessary expenses shall be paid, with any not to be expended for the benefit of said J. D. Nance, Jr. or put back into the property as improvements in the discretion of the trustee;
4. The trustee shall have the right and power, at his discretion, to pledge or mortgage the property to secure funds with which to improve the property, and the mortgagee or pledgee shall note be charged with the duty of seeing to the proper application of the funds;
5. The trustee shall have the right and power, in his discretion, to sell and convey the property by good and proper deeds and reinvest the proceeds in other properties under the same terms, conditions and provisions as herein set forth and the purchaser at such sale of future sales shall not be charged with the duty of seeing to the proper application of the funds.
6. This trusteeship shall terminate upon the said J. D. Nance, Jr. attaining his majority, and upon his so attaining his majority the trustee shall convey or otherwise transfer to him all trust property and funds freed and cleared of any and all trust provision or conditions.