

VOL 337 PAGE 102

State of South Carolina,

Greenville County

FILED  
GREENVILLE CO. S. C.

FEB 27 8 57 AM 1948

OLLIE FARNSWORTH  
R.M.C.

Know all Men by these Presents, That I, Rhoda Baker

in the State aforesaid,

in consideration of the sum of Three Thousand and No/100 (\$3000.00) - - - - - Dollars  
to me paid by C.C. Bowick Trustee for James C. Bowick, <sup>a</sup> Minor

in the State aforesaid, the receipt whereof is hereby acknowledged, have granted, bargained, sold and re-  
leased, and by these presents do grant, bargain, sell and release unto the said C. C. Bowick, Trustee  
for James C. Bowick, <sup>a</sup> Minor, his successors and assigns,

All that piece, parcel or lot of land in Greenville Township, Greenville County, State

of South Carolina, known and designated as lot # 5 according to a plat of Pickell and  
Pickell, Engineers, dated March 23, 1946, and having according to said plat the follow-  
ing metes and bounds, to-wit:

BEGINNING at a stake on Patterson Street at corner of lot # 6, said stake being in the  
center of 14 foot driveway, which is used jointly by owners of lots # 5 and 6, and  
running thence S. 35-45 E. 125 feet to stake in Western line of lot # 3; thence along  
the Western line of lot # 3, S. 53-15 W. 62 feet to stake at corner of lot # 2; thence  
along rear line of lots # 1 and 2, N. 35-45 W. 126 feet to stake on Patterson Street;  
thence with the Eastern side of Patterson Street, N. 53-15 E. 62 feet to the point of  
beginning. Said premises being the same conveyed to the grantor by deed recorded in  
Volume 295 at Page 282.

Grantee is to pay 1948 taxes.

In trust for the following uses and purposes, to-wit:

1. To hold the legal title with full power and authority to manage and control said property; to collect the rents therefrom and after paying the costs of repairs and insurance premiums, pay over the net balance to James B. Bowick.
2. With full power to mortgage said property to secure funds for purchase price, and for improvements or repairs in the discretion of said trustee as well as to refinance any existing indebtedness.
3. With full power and authority to sell and convey said property in fee simple at such prices as said trustee may deem wise in his absolute discretion, ~~to pay over the net balance of proceeds arising from said sale to James C. Bowick and the purchaser or purchasers shall not be required to see to the application of the proceeds of the purchase price.~~  
to pay over the net balance of proceeds arising from said sale to James C. Bowick and the purchaser or purchasers shall not be required to see to the application of the proceeds of the purchase price.
4. In the event said Trustee has not conveyed said property prior to James C. Bowick attaining the age of 21 years on May 1st, 1948, the title shall then vest in James C. Bowick in fee simple.

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