

PAGE TWO (2) OF DEED BY JAMES C. BATSON TO JAMES C. BATSON, AS TRUSTEE FOR RAY BATSON AND EDWARD BATSON, MINORS.

Greenville County, State of South Carolina, now in the City of Greenville, south of and near the Laurens Road, on the western side of Claremore Avenue, and being shown and designated as Lot Number Six (No. 6) in Block "L" of Section Five (Sec. 5) on a plat of East Highland Estates, made by Dalton & Neves, Engrs., February 1941, recorded in Plat Book "K" at pages 79 and 80 in the R.M.C. office for said Greenville County, S. C., and, according to said plat, having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Claremore Avenue at joint front corner of Lots Nos. 5 and 6 of Block "L", and running thence with the line of said Lot No. 5, S. 66-55 W. 175.5 feet to an iron pin on the eastern side of a Ten-foot alley; thence with the eastern side of said alley, S. 20-18 E. 40 feet to an iron pin on the northern side of Dalton Lane; thence along the northern side of said Dalton Lane, N. 82-47 E. 150 feet to an iron pin; thence continuing with the curve of Dalton Lane to a point on the western side of Claremore Avenue (the chord being N. 34-07 E. 33.1 feet); thence with the western side of said Claremore Avenue, N. 18-14 W. 63.4 feet to the beginning corner.

This conveyance is made subject to the restrictions set forth in deed made by Conyers & Gower, Inc., to Josie B. Brezeale, dated August 8, 1947, recorded in Vol. 316 at page 378 in the said R. M. C. office.

This is the same property conveyed to James C. Batson, Grantor Herein, by Josie B. Brezeale by deed dated April 1, 1949, recorded in said R. M. C. office in Vol. _____ at page _____.

IN TRUST, HOWEVER, to and for the benefit of the said named minors, Ray Batson and Edward Batson, share and share alike, for the following uses and purposes:

To hold the title to the property hereinabove mentioned and described; to have the full and exclusive possession, control and management thereof; to rent and keep same rented and collect the rents, profits and income therefrom; to insure and keep insured the said property, as to fire and extended coverage; to repair and keep in good condition the said property and make any changes and/or improvements thereabout, from time to time, as, if and when necessary, in his discretion; to return the property for taxation and pay and keep paid all taxes and assessments; to place all said rents, profits and income on deposit in proper checking account and/or savings account, and, after paying for all of said named items and for any other necessary and/or incidental expenses, by check on said account in any reliable Banking Institution in Greenville, S. C., to place and/or invest said rents, profits and income in and with a Savings and Loan Association, U. S. Postal Savings Account, any other safe and reliable Institution, any reliable individual, taking at all times reliable and sufficient security, for the purpose of and where same may earn a reasonable, proper and legal return in interest, consistent with safety; to collect all such interest and income therefrom and deposit same likewise in said checking and/or savings accounts, and likewise invest and change investments and reinvest same from time to time; to lend said rents, profits and income, or any part thereof, and also the said interest realized from time to time, or any part thereof, on good, reliable and sufficient security, taking Notes and Real Estate Mortgages and other such first class security therefor, on terms, and all within his discretion; to draw checks on said checking account and do all things legal, proper and necessary, as may be required by the Banking Institution in and by which said checking and/or savings account or accounts are carried; to do, make, execute and deliver, and, where necessary, proper and legal, to seal, any and all contracts and other proper, necessary and legal papers and documents having to do with, and to effect and accomplish, the terms of this trust, to carry out the duties required and to preserve and protect the property; to reinvest and change the investments, from time to time, and to be fully in his discretion;