

STATE OF SOUTH CAROLINA,

GREENVILLE COUNTY

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Known All Men by These Presents:

That I, W. W. Tarrant, in the State aforesaid,
in consideration of the sum of Ten and no/100 Dollars, love and affection, ~~XXXXXX~~

to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (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 W. E. Tarrant, Trustee,

All that tract of land in Grove Township, Greenville County, South Carolina, containing 107 acres, known as the old Garrison Home Place, located on the Pelzer road, two and one-half miles Northeast of Piedmont, bounded on the North by the lands now or formerly of Julius Eskew Estate and W. E. Tarrant, on the East by lands now or formerly of Mrs. Rosa Goodman, on the South by lands now or formerly of V. L. Johnson, on the West by lands now or formerly of R. A. Fowler, and having the following courses and distances, according to a survey and plat of W. J. Riddle, January 15, 1934;

BEGINNING at a stake at the corner of R. A. Fowler's property, and running thence with Fowler's line, N 9-30 E 1679 feet to a stake; thence S 87 E 959 feet to a stake on the Pelzer road; thence with said road, S 7 E 410 feet to a stake; thence S 13 E 96 feet to a point; thence N 70 E 256 feet to a stake; thence N 13 W 53.5 feet to a stake; thence N 79-30 E 1274 feet to a small branch; thence with branch as the line the following courses and distances: S 16-30 E 164, S 34-45 E 97, S 7-45 E 560, S 54-30 E 118, S 71-30 E 334; thence S 56 W 2,699 feet to a stone on the Pelzer road; thence with the road as the line, the following courses and distances: N 12 W 181, N 5-45 E 423; N 7-45 E 769, S 75 W 1354 to the beginning corner.

TO HAVE AND TO HOLD all and singular the said Premises before mentioned unto W. E. Tarrant, Trustee, his heirs and assigns forever, in trust for the following uses and purposes: To hold, manage, invest and reinvest the same with power to convey and mortgage in his discretion and without obligation on the part of any purchaser or mortgagee to see to the application of funds. It is my intention by this trust deed to put the aforesaid real estate into the hands of my son, the trustee, so that he may use and dispose of it unconditionally. I authorize him to use the income from the place and the proceeds of sale, if any, for the use and benefit of myself and my three younger children. The amounts disbursed to me and my younger children shall be in the absolute discretion of my trustee. If I should die while this agreement is in force and effect, my trustee shall reimburse himself for monies I owe him and in addition, he shall retain one-fourth of the proceeds from the sale of any part or all of the aforesaid real estate. He shall use the other three-fourths for the use and benefit of my three younger children and shall apply it in his absolute discretion. When the youngest child is eighteen, he shall divide the remaining portion in his hands for them equally among all three of my said younger children. If he should decide that it was feasible to wait until the youngest child is twenty-one, he has my full permission and authority to do so.

It is my intention that he pay all taxes and expenses for repairs and the indebtedness on said place out of the first money coming into his hands. If he should decide that it is feasible to do so, he may re-convey the aforesaid real estate to me in discharge of any and all obligations imposed by this trust agreement.

He shall deduct expenses incurred by him in administering the three-fourths part of the trust which shall be devoted to my three younger children. This expense shall not exceed five per cent (5%) of the funds which he shall disburse.

I am deeding the aforesaid real estate in trust to my son so that he may sell off said real estate in part or in whole and am empowering him to execute and deliver good, fee simple, marketable title to any purchaser or purchasers. If he shall so decide, he may likewise mortgage said property. It is my intention that such mortgage shall have the same force and effect as if I myself had executed and delivered the same.