

THE STATE OF SOUTH CAROLINA,  
COUNTY OF GREENVILLE

FILED  
GREENVILLE CO. S. C.

BOOK 542 PAGE 113

DEC 31 10 45 AM 1955

JULIE FARNOW  
R.M.C.

KNOW ALL MEN BY THESE PRESENTS, That I, James F. Perley,

in the State aforesaid, in consideration of the sum of

TEN- Dollars  
and love and affection for my wife and children

to me in hand paid at and before the sealing of these presents

by James F. Perley, Jr., 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 James F. Perley, Jr., Trustee

my undivided one-third interest in and to

all that piece, parcel or lot of land in Greenville Township, Greenville

County, State of South Carolina, in the City of Greenville, described as follows:

BEGINNING at an iron pin on the East side of North Main St., which iron pin is 165.1 feet in a southerly direction from the southeast intersection of North Main and Elford Streets, and running thence S. 68-40 E. 291.5 feet to the north edge of a cement post in the line of North Brown St.; thence along the western side of North Brown St. S. 29-30 W. 89.5 ft. to the center of a pier; thence along the northern side of a brick wall now or formerly owned by Greenville Hotel Co. N. 68-55 W. 274.1 feet to the north edge of the wall in line of North Main St.; thence along the eastern side of North Main St. N. 18-07 E. 90 feet to an iron pin, the point of beginning. For plat, see Plat Book Q at page 65.

The Trustee herein is charged with the following duties and responsibilities:

1. To hold the legal title and to make conveyance thereof during the lifetime of the grantor to such person or persons, including a re-conveyance to the grantor herein, upon such conditions as the Trustee may be requested, in writing, by the grantor herein to convey.
2. To rent and collect the rents and profits.
3. To pay any taxes and assessments against the property, including mortgage incumbrances.
4. To renew the mortgage now over the premises, which is in the amount of \$24,651.85, and to encumber with additional mortgage or mortgages if and as may be requested by the grantor herein.
5. To pay to Myrtle M. Perley during her lifetime the residue of the rents and profits.
6. Upon the death of the said Myrtle M. Perley, the rents and profits, after payment of taxes, assessments and encumbrances, to be paid, until my youngest child then living attains age 21, in equal amounts, to my four children, James F. Perley, Jr., Mary Dillard Perley, Carolyn McIver Perley and Dianne McQueen Perley. If prior to the time my youngest child then living attains age 21, either of my said children should die leaving child or children, I direct that such child