

JAN 13 4 52 PM 1964

BOOK 739 PAGE 566

State of South Carolina,
Greenville County

OLLIE FRANKS WORTH
R.M.C.

Know all Men by these presents, That I, Bonnie A. Ramey, Individually and as Executrix of the Estate of Thomas J. Ramey, Deceased,

in the State aforesaid,

in consideration of the sum of Eighty-Five Hundred and no/100 (\$8,500.00)

Dollars

to me paid by Harry R. Stephenson, Jr., as Trustee for John C. Cothran, Maye R. Johnson, Jr., Schaefer B. Kendrick and Harry R. Stephenson, Jr., under Agreement dated December 26, 1963,

in the State aforesaid, 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 Harry R. Stephenson, Jr., as Trustee for John C. Cothran, Maye R. Johnson, Jr., Schaefer B. Kendrick and Harry R. Stephenson, Jr., under Agreement dated December 26, 1963, his successors, heirs and assigns forever:

All that certain piece, parcel or lot of land, with the buildings and improvements thereon, lying and being on the southerly side of East North Street (Highway I-385), being known as the westerly portion of Lot 4, Block 7 of Boyce Addition, and having according to a survey made by Dalton & Neves, dated December, 1963 and recorded in the RMC Office for Greenville County, S. C. in Deed Book , page , the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southerly side of the right-of-way of East North Street, said pin being located 205 feet east of the southeasterly corner of the intersection of East North Street and Boyce Avenue, and being the joint front corner of Lots 3 and 4, Block 7, and running thence along the southerly side of East North Street N 76-45 E 52 feet to an iron pin; thence turning and running on a line through Lot 4 S 15-0 E 111 feet to an iron pin on the northerly edge of a 10 foot alley; thence turning and running along the northerly edge of said alley S 76-45 W 52 feet to an iron pin, joint rear corner of Lots 3 and 4; thence turning and running along the joint line of Lots 3 and 4 N 15-0 W 111 feet to the point of beginning.

This is the same property (except the portion taken for the widening of East North Street) conveyed to Thomas J. Ramey and Bonnie A. Ramey by deed of Virginia C. Hinson dated August 1, 1951, and recorded in the RMC Office for Greenville County, S. C. in Deed Book 439, page 246. The said Thomas J. Ramey died testate on March 7, 1963. By Item 2 of his will he did devise all of his estate to his wife, Bonnie A. Ramey, who was duly appointed Executrix of his last will and testament on March 20, 1963. See Apartment 820, File 22, in the Office of the Judge of Probate for Greenville County, S. C.

IN TRUST, however, to hold, manage and dispose of the property herein conveyed in accordance with the powers and duties as set forth in the aforesaid trust agreement, including inter alia (without in any way restricting the powers and duties imposed upon the Trustee in the trust agreement referred to) the power to sell at public or private sale, for cash or on such terms as the Trustee may deem proper, resell or transfer all or any part thereof, in such manner and upon such terms as he may deem advisable, without any obligation upon the purchaser to see to the application of the proceeds of sale; to borrow money and to give a security mortgage covering the trust property, or any part thereof, to the lender as security for the repayment of the loan, and to execute a promissory note or notes for the amount of money borrowed; payable to the lender, without any obligation upon the lender to see to the use of the proceeds of such loan; to develop and subdivide the property; to make

(continued on reverse side)

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