

State of South Carolina,

Greenville County

AUG 26 10 49 AM 1965

BOOK 781

PAGE 33

OLLIE F. BOWORTH
R.M.C.

Know all Men by these presents, That I, Flora H. Sherman, of Greenville County,

in the State aforesaid, in consideration of the sum of Three Thousand and No/100 (\$3,000.00) and gifts totalling \$2,400.00-----Dollars.

to me paid by Gloria S. Mitchell, as Trustee,

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 Gloria S. Mitchell as Trustee, her successors and assigns forever: An undivided three-fourths interest in and to the following described property:

All that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, known as Lot No. 16, conveyed to Harriet H. Bozeman and Flora H. Sherman by Colonia Company as shown on plat of Dukeland Park, made by Dalton and Neves, June 1940 and recorded in the Office of the R. M. C. for Greenville County in Plat Book J at pages 220 and 221, and having the following metes and bounds, according to said plat, to-wit:

BEGINNING on the south side of McMakin Drive, corner of Lot No. 15 and running thence along the line of Lot No. 15, N. 8-28 E. 224.4 feet to an iron pin on the north side of a twenty-foot road; thence along the north side of said twenty-foot road, S. 49-44 E. 58.6 feet to an iron pin, corner of Lot No. 17 and running thence along the line of Lot No. 17, 255.4 feet to an iron pin on the south side of McMakin Drive; thence along the south side of McMakin Drive 50 feet to the beginning corner.

IN TRUST, NEVERTHELESS, for the sole and separate use and benefit of Mary Lucas Mitchell and Hume Lucas Mitchell, Jr., their heirs and assigns. An undivided one-half interest in the within property is hereby conveyed to the Trustee herein for the separate use and benefit of Mary Lucas Mitchell, and the remaining ^{undivided} one-fourth interest being conveyed herein is to the Trustee for the separate use and benefit of Hume Lucas Mitchell, Jr. The Trustee herein is hereby authorized and directed to hold legal title to said property, to collect the rents and profits, to pay taxes, fire insurance premiums, and to pay all other expenses and to do all other acts necessary and proper, to manage, lease or otherwise deal in said property. After deducting all necessary expenses, the net proceeds derived from said property shall be paid to Mary Lucas Mitchell (a half interest) and Hume Lucas Mitchell, Jr. (a fourth interest) in periodic payments or at the option of the Trustee herein said income may be accumulated for the benefit of the beneficiaries herein, to be paid to them at such times as the Trustee herein deems necessary and desirable. At such time as each beneficiary attains the age of twenty-one years, the Trustee herein shall convey by fee simple, general warranty deed, said child's share to the child to be his or hers absolutely and in fee simple. Should the Trustee, Gloria S. Mitchell, die before the terms of this trust is completed or should for any reason she be unable to continue to serve in the capacity as Trustee, then and in either event, her husband, Hume Lucas Mitchell, is hereby appointed as successor Trustee having the same power and authority as my original Trustee herein. The Trustee or her successor is hereby given full power to sell, mortgage, lease, or rent said property giving any purchaser or purchasers a fee simple, general warranty deed thereto, and to invest or reinvest the proceeds derived therefrom as said Trustee deems prudent and advisable under the terms of this trust. Investments and reinvestments shall not be restricted to those approved under the laws of the State of South Carolina. No purchaser, mortgagee, or any other person dealing with the Trustee shall be responsible to see to the proper application of the proceeds of any sale, mortgage or other transaction.

(Continued on next page)

0-1-3-1-5-2-1