

Sister Emma L. Austin and her husband John H. Austin and further in consideration of the sum of three dollars to me in hand paid by the said John H. Austin and Emma L. Austin at and before the sealing and delivery of these presents unto the receipt whereof is hereby acknowledged have given, granted sold and conveyed and by these presents do give, grant sell and convey unto the said John H. Austin and Emma L. Austin and the survivors of them, their and his or her successors, heirs and assigns, upon the trusts and to the uses intents and purposes hereinafter expressed, limited and declared, all that parcel or lot of land situate lying and being within the corporate limits of the City of Greenville, in the County of Greenville and State aforesaid on the North side of North Street and comprising lots No five (5) and No six (6) on a Plat of the Jones lands made by W. P. Johnson, Civil Engineer on the second day of November A. D. 1880, and having the following courses and distances, to wit: Beginning at the upper corner of Robert Ward's lot on North Street and running thence N 91° 20' E 201 feet, thence S 75° 1/2' E 126 feet, thence S 14° 1/2' E 200 feet to said Street thence N 75° 1/2' E 108 feet along street to the beginning corner and containing 23 400 square feet more or less. I have and to hold all and singular the said premises and the Rights, Members, Hereditaments and appurtenances to the same belonging or in any wise incident or appertaining unto the said John H. Austin and Emma L. Austin and the survivors of them, their and his or her successors as trustees, their and his or her heirs and assigns forever, in trust, nevertheless to receive the rents uses and profits thereof and out of the same to pay the taxes that shall or may at any time become due on said premises and and every premium of insurance upon any building that may be erected on said premises and all expenses incidental and necessary to the proper management of the said property and to divide the balance equally between the said Hattie Hunt Austin and Florence Gertrude Austin during their joint lives and in case of the death of either without leaving issue then living, then to pay the said balance to the survivor during her lifetime; and at the death of either of my said nieces leaving issue living at that time then in trust to pay to such issue her respective and not her capita, share and share alike the share which their respective parents would have taken if living, and in case both of my said nieces shall die without leaving issue then living, then at the death of their survivor in trust for the use benefit and behoof of such other issue of the said Emma L. Austin as shall then be living to be divided among them, share and share alike, her respective and not her capita and the said trustees may permit the said beneficiaries or either or any of them to use occupy and enjoy the said premises in kind and may themselves use occupy and enjoy the same as a house for themselves and their issue so long as my said nieces or either of them shall remain under age or so long as they or the survivors shall remain minors, they the said John H. and Emma L.