

THE STATE OF SOUTH CAROLINA,
COUNTY OF Greenville



KNOW ALL MEN BY THESE PRESENTS. That We, W. L. Broadwell and Floy E. Broadwell

in the State aforesaid, in consideration of the sum of Five hundred and NO/100 (\$500.00) Dollars

to us in hand paid at and before the sealing of these presents by J. T. Collins, as Trustee for J. T. Collins and W. M. Batson, Jr.

(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 J. T. Collins, as Trustee for J. T. Collins and W. M. Batson, Jr., his successors and assigns, forever.

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

County, State of South Carolina, situate, lying and being on the West side of Ridgeway Drive, now in the City of Greenville, and being known and designated as Lot No. 175 on plat of East Lynne Addition made by Dalton and Neves, Engineers, May, 1933, and recorded in the RMC Office for Greenville County in Plat Book "H" at page 220, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the West side of Ridgeway Drive at joint front corner of Lots 174 and 175 and running thence with the line of Lot 174, N. 69-42 W. 169.2 feet to an iron pin; thence with the rear line of Lot 170, N. 17-50 E. 50.05 feet to an iron pin; thence with the line of Lot 176, S. 69-42 E. 166.3 feet to an iron pin on the West side of Ridgeway Drive; thence with the West side of Ridgeway Drive, S. 14-32 W. 50.25 feet to the beginning corner.

Upon the following trust, nevertheless:

In trust to hold the legal title to said lot of land, to manage and control the same; to construct a dwelling thereon to sell and convey said property either at public or private sale for such price, and upon such terms as the Trustee shall consider best; to pay all expenses in connection with the Trust, including construction cost, and to pay over the net profits from such sale to J. T. Collins and W. M. Batson, Jr., in equal shares.

Said Trustee shall have, and is hereby given full power and authority to borrow money, to make, execute and deliver any notes and mortgages, and to pledge and convey, by way of mortgage, said property as security for the same, or any renewals thereof.

No purchaser or other person dealing with the Trustee shall be required to see to the proper application of the proceeds from any sale or mortgage of said property.

In the event of the death or resignation of said Trustee, his successor shall be named by W. M. Batson, Jr., and such successor shall have the same rights, power and authority as herein provided.