

the grant of specific powers hereinafter made.

3. The named trustee, A. J. Keown, if further fully empowered and authorized and directed to make all payments upon the mortgage assumed in this deed and to pay all taxes, levies, charges and assessments, as they become due and to pay all premiums upon and maintain in full force and effect so long as the property remains unsold, all present policies of insurance, and to charge the same in equal proportions against the share of each of the above-named children.

4. That in the event the named trustee shall exercise his power to sell the property or dispose of the same under the terms of this trust deed, the said trustee shall retain the proceeds therefrom in trust for the use and benefit of the designated beneficiaries under the same terms as hereinabove provided; that in the event of sale, mortgage, rental or lease of the property, or any part thereof, the purchaser, mortgagee, tenant, or lessee shall not be required to see to the proper application of funds paid to the trustee.

5. That it is understood that the named trustee holds the legal title to the said property as trustee without charge for his services and shall be entitled to recover the sum of advances made by the trustee under the terms of this trust deed.

6. That this trust shall continue in undiminished force and effect until the younger of the two brothers shall reach the age of twenty-one (21) years; that upon the occurrence of this event, the trustee shall forthwith convey the above-described property to the beneficiaries; that if the property shall then have been sold, the trustee shall forthwith pay to each beneficiary a sum equal to one-half of the funds in the trust estate; in the event of the death of one of the beneficiaries prior to the distribution of the estate, the child of children, if any, of such beneficiary shall be entitled to that share; that in the event there is no child of a deceased beneficiary, the surviving beneficiary shall be entitled to the entire trust estate.

The above-described land is the same conveyed to me by Ernest M. Kent, Jr. on the 27th day of August, 1947 deed recorded in the R. M. C. Office for Greenville County, in Book 318, Page 367.

TOGETHER with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the premises before mentioned unto the said A. J. Keown, Trustee, his successors and assigns forever.

AND I do hereby bind myself, my heirs, executors and administrators, to warrant and forever defend all and singular the said premises unto the said A. J. Keown, Trustee, his successors and assigns against me and my heirs and every other person whomsoever lawfully claiming, or to claim the same or any part thereof.

WITNESS my Hand and Seal this 21st day of December in the year of our Lord one thousand nine hundred and fifty.

Signed, Sealed and Delivered
in the Presence of:

Ross Carter
William Boyd Branch

Betty Lou Keown Hendrix
Formerly Betty Lou Keown