

State of South Carolina

County of Greenville

FILED GREENVILLE CO. S. C.

FEB 8 4 57 PM 1962

OLLIE FARNSWORTH R.M.C.

JAMES T. HARDY and

KNOW ALL MEN BY THESE PRESENTS That THE SOUTH CAROLINA NATIONAL BANK OF CHARLESTON, As Trustee under the Will of John T. Davenport, Deceased a corporation chartered under the laws of the State of South Carolina one of

and having its principal place of business at Greenville, South Carolina

in the State of South Carolina, for and in consideration of the

sum of

Twenty-Eight Thousand and no/100 (\$28,000.00) dollars,

to it in hand duly paid at and before the sealing and delivery of these presents by the grantee(s) hereinafter named, (the receipt whereof is hereby acknowledged), has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto Walter W. Goldsmith and George F. Townes, as Trustees, their successors and assigns forever,

ALL that certain piece, parcel or lot of land with all buildings and improvements thereon situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, located on the North side of West McBee Avenue, and having the following metes and bounds.

BEGINNING at an iron pipe on the North side of West McBee Avenue, which pipe is located 84 feet Northwest from the corner of West McBee Avenue and Richardson Street, and running thence along the North side of West McBee Avenue, N. 67-50 W. 58.75 feet to a point; thence N. 18-34 E. 95.4 feet to a pipe; thence S. 67-30 E. 61.5 feet to a pipe; thence S. 20-14 W. 94.9 feet to the point of beginning.

This is the same property conveyed to John T. Davenport by deed of E. Inman, Master, dated August 14, 1929, recorded in the R.M.C. Office for Greenville County, South Carolina in Deed Book 149 at Page 182. The said John T. Davenport subsequently died testate and devised this and other property to the Grantors herein in trust as will appear by reference to Apartment 563, File 30 in the Office of the Judge of Probate for Greenville County, South Carolina.

In trust, nevertheless, to hold legal title to the property for the use and benefit of Walter W. Goldsmith, William J. Goldsmith, J. Alex Neely, Jr., Laurie S. Neely, William R. Timmons, George F. Townes, and Henry P. Willimon; to make repairs, and capital improvements thereon from time to time, to pay the taxes and insurance, and to collect the rents and profits; to lease the property, or any part thereof, for such term or terms, and upon such conditions and rentals, and in such manner as in the exercise of their discretion they may determine, irrespective of whether the term of any such lease shall exceed the duration of this trust, and to renew or modify any such leases; upon the consent of all of the beneficiaries to mortgage or sell said property upon such terms as may be consented to by the beneficiaries; and to execute the necessary instruments and covenants to effectuate the foregoing powers.

The trustees shall, upon the request of a majority in interest of the beneficiaries, convey this property to the beneficiaries, free of the trust. If this trust is not sooner terminated by conveyance to beneficiaries, it shall cease and determine on the 31st day of December, 1981.

In the event that either trustee shall be unable or unwilling to continue to serve, the remaining trustee shall have the right to exercise all powers which could be exercised by the two trustees together, until a successor is appointed. A successor trustee shall be appointed upon