

BOOK 715 PAGE 39

# State of South Carolina,

Greenville County

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GREENVILLE CO. S. C.

JAN 21 9 02 AM 1963

OLLIE F. ...  
R. M. S.

Know all Men by these presents, That I, Harriet Hunt Bozeman, of Greenville County,

in the State aforesaid, in consideration of the sum of Ten and No/100 (\$10.00), love and affection - - - - - Dollars

to me paid by Harriet B. Leslie, 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 Harriet B. Leslie, as Trustee, her successor and assigns forever, an undivided one-eighteenth interest in the following described property:

All that piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, within the corporate limits of the City of Greenville, lying on the southern side of West Coffee Street and having according to a survey thereof by R. E. Dalton, Engineer, dated February 1937, the following metes and bounds:

BEGINNING at an iron pin on the southern side of West Coffee Street, which point is 87 feet 2 inches west from the southwest corner of the intersection of West Coffee Street and Laurens Street and running thence with the southern side of West Coffee Street, N. 68-12 W. 26 feet 3 1/2 inches to a point in the center of a brick party wall; thence with said brick party wall, S. 22-19 W. 88 feet 5 inches to a point in the center of said wall; thence S. 68-12 E. 26 feet 10 1/2 inches to a point; thence N. 22-37 E. 9 feet 2 1/2 inches to a point; thence N. 21-54 E. 79 feet 2 1/2 inches to the southern side of West Coffee Street, the beginning corner; being one-half of my interest in said property.

500-49-4-8

This deed is executed and delivered for the purpose of replacing a deed which was given on or about January 1, 1962 in which said property was conveyed in accordance with the terms of this deed. However, said deed was lost and has never been recorded. This deed is substituted in lieu thereof.

IN TRUST, NEVERTHELESS, for the sole and separate use and benefit of the said Harriet B. Leslie for and during the term of her natural life. On her death said property will vest absolutely and in fee simple in the children of Harriet B. Leslie, their heirs and assigns forever, share and share alike. However, should any of said children be under the age of twenty-one years at the time of her death, then and in that event, said minor child's interest will vest in William A. Leslie, as Trustee, for said minor child or children. At such time as said child or children reach the age of twenty-one years, the said William A. Leslie 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. The Trustee, Harriet B. Leslie, or her successor, William A. Leslie, is 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 do all other acts necessary and property, 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 the said Harriet B. Leslie not less often than annually, during the term of her natural life. The Trustee is hereby given full power to sell, mortgage, lease or rent said property, giving any purchaser a fee simple general warranty deed thereto, and to reinvest the proceeds thereof as said Trustee deems prudent and advisable, under the terms of this trust. No purchaser or mortgagee shall be responsible for the proper application of the proceeds of any sale or mortgage.