

FILED
GREENVILLE CO. S. C.

CARTER & PHILPOT

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OLLIE FARNSWORTH
R. M. C.

STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENVILLE)

TITLE TO REAL ESTATE
(DEED)

KNOW ALL MEN BY THESE PRESENTS, that I, Robert L. Smith

in consideration of One and No/100 (\$1.00)-----Dollars,
and assumption of mortgage,

the receipt of which is hereby acknowledged; have granted, bargained, sold and released, and
by these presents do grant, bargain sell and release unto Betty Jo Smith, as Trustee, in Trust,
Nevertheless, for the following uses and purposes, to-wit:

To hold, maintain, manage, rent, mortgage and control, with the express power in said
Trustee's discretion to mortgage, sell and convey, and to invest or reinvest any proceeds, and
to use said trust estate, whether real or personal property, as follows:

1. To maintain a home for the children of Betty Jo Smith and Robert L. Smith
and a home for the said Betty Jo Smith until the youngest child has graduated
from a standard four-year college course or reached the age of 25 years,
whichever is earlier.
2. If at the time the youngest such child finishes a standard four-year college
course or reaches the age of 25 as aforesaid, the said Betty Jo Smith has
remarried, then to forthwith divide the trust estate among said children, share
and share alike, the child or children of any deceased child to take the share
his or her parent would have taken if living, and for such purposes my Trustee
is empowered to bring a legal action for partition or to take such other steps
as may be required to liquidate and divide the interests of said children.
- 3-a If at the time the youngest such child finishes a standard four-year college
course or reaches the age of 25, the said Betty Jo Smith has not remarried,
then to permit such dwelling as may then form all or part of the trust estate to
be used by the said Betty Jo Smith as a dwelling on condition that she maintain
the same in good condition and pay the insurance and taxes thereon; and should
she fail to meet such conditions, then my Trustee shall sell such dwelling and
shall then use the income from the net estate for the purpose of maintaining
a home for the said Betty Jo Smith.
- 3-b If there is no dwelling, or interest therein, as a part of the Trust Estate
when the youngest child finishes a standard four-year college course or reaches
the age of 25, and the said Betty Jo Smith has not remarried, then the said
Trustee shall pay over the income from the Trust Estate to the said Betty Jo
Smith for use by her toward providing a home for herself.
4. Upon the death of Betty Jo Smith prior to the youngest child completing a
standard four-year college course or reaching the age of 25, then a substitute
Trustee will be designated. Upon the death or remarriage of Betty Jo Smith
after the youngest child has completed a standard four-year college course
or reached the age of 25, whichever is earlier, then the trust estate shall be
forthwith divided among the children, share and share alike, the child or
children of any deceased child to take the share his or her parent would have
taken if living.

- 286 - 535.1 - 1 - 60

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