

ALSO, BEGINNING at a stake on the western side of Main Street, Marietta, S. C., at the southeastern corner of said lot and running thence, N. 19 1/2 E. 3.70 chains to a point; thence, N. 70 1/2 W. 6.50 chains to a point; thence S. 19 1/2 W. 3.70 chains to a point; thence S. 70 and 1/2 E. 6.50 chains to a stake, the point of beginning, less, however, such portions thereof as may have been conveyed by deeds recorded in Deed Book 512, at Page 255, and Deed Book 386, at Page 153, in the RMC Office for Greenville County, S. C. Said two acres consist of the same property conveyed to D.P. Bates by deeds recorded in Deed Book 90 at Page 162 and Deed Book 5 at Page 249 and Deed Book 28 at Page 214, less the aforementioned conveyances.

The trustee shall authority to improve, develop, sell, mortgage, deed, and/or otherwise convey all or portions of the subject property to such persons and upon such terms as the trustee in his sole discretion shall deem advisable, and any purchaser or lender acting in reliance on such acts of the trustee shall not be required to see to proper application of the proceeds. The trustee is vested with full authority in his sole discretion to make improvements to the property and to borrow money by encumbering the property for such purpose. The trustee shall render an annual accounting to the beneficiaries of this trust of all funds expended and received by him. The equitable interest of each beneficiary in the trust created by this instrument is Jewell Bates 6/36, H. C. Bates 10/36, Paul Bates 10/36, and Perry Bates 10/36.

together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining; to have and to hold all and singular the premises before mentioned unto the grantee(s), and the grantee's(s) heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s') heirs or successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s') heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor's(s') hand(s) and seal(s) this 31<sup>st</sup> day of October, 1972.

SIGNED, sealed and delivered in the presence of:

John L. Cheroc  
Nancy J. Davis

Jewell B. Bates (Attestation)  
H. C. Bates (SEAL)  
Paul H. Bates (SEAL)  
Perry Bates (SEAL)

STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE ) PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named grantor(s) sign, seal and as the grantor's(s') act and deed deliver the within written deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 31<sup>st</sup> day of October, 1972.

John L. Cheroc (SEAL)  
Notary Public for South Carolina  
My Commission Expires: 8/4/79

Nancy J. Davis

STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE ) RENUNCIATION OF DOWER

(Jewell Bates is a woman)

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wives of the above named grantors respectively, did this day appear before me, and each, upon being privately and separately examined by me, did declare that she does freely, voluntarily and without any compulsion, dread or fear of any person whomsoever renounce, release and forever relinquish unto the grantees and the grantees' heirs or successors and assigns, all her interest and estate, and all her right and claim of dower of in and to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this 31<sup>st</sup> day of October, 1972.

John L. Cheroc (SEAL)  
Notary Public for South Carolina  
My Comm. Expires 8/4/79

Anna M. Bates  
Marie J. Bates  
Grace W. Bates