

GRANTEE ADDRESS: 1729 North Main ST. GREENVILLE, S.C. 29601

State of South Carolina, 1 3 25 PM

Vol 1051 Page 895

Greenville County

Know all Men by these presents, That I, Flora H. Sherman

in the State aforesaid, in consideration of the sum of One Dollar (\$1.00) love and affection

Dollars

to me paid by Grantees

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 Jane W. Hudson, Robert S. Hudson, Susan H. Hudson, Bennett E. Hudson, Jr., Virginia H. McLean, and H. Lucas Mitchell, as Trustee for his two minor children, Mary Lucas Mitchell and H. Lucas Mitchell, Jr., their heirs, successors and assigns forever:

ALL MY RIGHT, TITLE AND INTEREST, THE SAME BEING AN UNDIVIDED FIVE-TWELFTHS INTEREST IN AND TO 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, Greenville Township, lying on Rutherford Street and having the following metes and bounds, to-wit:

BEGINNING at a point on the west side of Rutherford Street, corner of lot formerly belonging to Ella S. Randolph and running in a southerly direction with said street, 100.9 feet to a point at the corner of Mary Evans lot; thence S. 69-22 W. 78 feet to a point in the Roberts lot; thence N. 17-30 W. 101 feet to a point; thence N. 72-49 E. 108.6 feet to the beginning corner.

ALSO, 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, Greenville Township, lying on Buncombe Street, and having the following metes and bounds, to-wit:

BEGINNING at a pin on Buncombe Street, corner of lot now or formerly owned by the Hunnicutts and running thence with the line of said lot, N. 56 E. 102 feet to an iron pin; thence S. 17-30 E. 72.3 feet to an iron pin; thence S. 69-22 W. 83.9 feet to an iron pin on Buncombe Street; thence with Buncombe Street, N. 34-20 W. 50.5 feet to the beginning corner.

The two pieces of property described above adjoin each other and are shown on the City Tax Maps at Sheet 20, Block 1, Lots 4 and 19.

The above described property is the same conveyed unto the Grantor herein by deed recorded August 7, 1962 in the EMC Office for Greenville County in Deed Book 704, at page 47 and by deed recorded August 15, 1959 in Deed Book 416, at page 269.

The Trustee, H. Lucas Mitchell, is directed to hold legal title to the above described property in trust for the benefit of Mary Lucas Mitchell as it pertains to her undivided one-seventh interest, then as Trustee for the benefit of H. Lucas Mitchell, Jr. as it pertains to his undivided one-seventh interest. The Trustee is authorized to offer for sale, sign contracts, sell by general warranty deed conveying absolute title, mortgage, or otherwise deal with said property for the sole use and benefit of Mary Lucas Mitchell and H. Lucas Mitchell, Jr. Any and all income derived from said property shall be paid not less frequent than annually to said beneficiaries. Should the property be sold, the Trustee is directed to revest the trust benefits in other property for the benefit of said beneficiaries. At the time each of the beneficiaries attains the age of eighteen years and thereby become sui juris, the Trustee is directed to convey to these said children their prorata share of said property at which time this trust shall terminate. Should the Trustee die or become incapacitated before this trust is terminated, then I appoint the Trustee's brother, Steve Mitchell, as Alternate Trustee to have the same powers as the original Trustee. Should the beneficiaries die before the trust is terminated, the Trustee is directed to convey the beneficiaries' share to the deceased beneficiaries' heirs or devisees under their Will. This conveyance is intended as an absolute and irrevocable gift and the Grantor retains no further interest in said property.

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