

THE STATE OF SOUTH CAROLINA,  
COUNTY OF GREENVILLE

FILED  
GREENVILLE CO. S. C.  
JUL 29 8 59 AM 1953  
T. J. HARRIS, JR.  
REC'D

KNOW ALL MEN BY THESE PRESENTS, That I, Hugh O. Padrick, Jr.

in the State aforesaid, in consideration of the sum of Ten(\$10.00) Dollars and the assumption of a mortgage hereafter referred to Dollars  
to me in hand paid at and before the sealing of these presents  
by Hugh O. Padrick, Jr., as trustee  
(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 Hugh O. Padrick, Jr., as Trustee for the purposes hereinafter set forth.

all that piece, parcel or lot of land in Saluda Township,  
County, State of South Carolina lying on the west side of U. S. Highway No. 25  
and being a portbn of what was formerly known as Wildwood Park, con-  
taining 446 acres, more or less, and being specifically described by  
courses and distances on a deed thereof made to Hugh O. Padrick, Jr.  
by Martha L. Hawkins by deed dated September 20, 1952, with detailed  
description as appearing in that deed being here adopted and made a  
part and parcel hereof.

The mortgage to be assumed was given by Hugh O. Padrick, Jr. to  
Jas. M. Richardson, attorney on September 20, 1952 and is recorded in  
Mortgage Book 541, Page 173.

IT IS UNDERSTOOD AND AGREED that this conveyance is made to H. O.  
Padrick, Jr., as Trustee for the following uses and benefits to-wit:

1. To hold title thereto and collect the rents and profits therefrom;
2. To subdivide and develop the property for sale in lots or parcels in his discretion;
3. To sell and convey by deeds in fee simple or lesser estate, all or any portion of the said lands;
4. To sell or contract to sell on contract with payment to be made in installments as specified in the sales contract;
5. To accept purchasers' notes, secured by mortgage or mortgages of the premises conveyed to him or by such other security as the said trustee may deem proper, for deferred payments on any such lands conveyed;