

TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA,
Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That I, T. J. Howard,

in the State aforesaid.

in consideration of the sum of Ten no/100 Dollars,
and assumption of mortgage indebtedness. Dollars,

to me paid by William Goldsmith,

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 William Goldsmith,

all that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina.

in the city of Greenville, beginning at a stake on Markley Street; thence N. 70 E. 101 feet to right of way of Southern Railway, Columbia division; thence along said right of way 230 feet to stake; thence S. 70 W. 12 feet to Markley Street; thence along Markley Street 210 feet to the beginning, less, however, and excepting from this conveyance that lot of land conveyed by Charlotte Ross to Newton Lake by deed dated March 1893, recorded in Book AAA, page 98, and that lot of land conveyed by Charlotte Ross to Newton Lake by deed dated January 1894, recorded in Book AAA, page 310, the intention of this deed being to convey all of the property owned by Charlotte Ross at the time of her death. The lot of land above described was conveyed to Charlotte Ross by Sallie M. Gower by deed dated November 20, 1882, recorded in Book NN, page 470.

Upon the following trusts, nevertheless:

In trust to hold the legal title to said lot of land; to manage and control the same; to receive the rents and profits and out of same to pay taxes, insurance premiums, interest on mortgage indebtedness and any repairs which may be necessary to keep the premises in tenantable condition; and at his discretion to sell said lot of land at public or private sale and apply the proceeds of sale to the indebtedness now existing or which may then exist against the premises, the indebtedness now existing being as follows: State, county and city taxes, paving assessments, first mortgage in favor of Wm. Goldsmith, Agent, for \$400.00, dated August 16th, 1930, recorded in Book 221, page 228, said mortgage now held by Wm. Goldsmith, Guardian for Effie Tillison Ross; the balance, if any, after discharging all liens according to their priority, to be retained by the grantee as compensation for his services in carrying out this trust. The trustee shall have power and authority to execute notes in renewal or in lieu of said indebtedness, and to secure same by mortgage over the premises; also to make improvements to the premises, if necessary in his discretion and to give notes secured by mortgages over the premises to secure the cost of such improvements, junior to the above indebtedness or renewals or substitutions thereof.