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Race all mem by these presents, That I, J. B. Medlock, of Greenville City, in the State aforesaid, in consideration of the sum of one dollar to me in hand paid at and before the stalling of these presents by the grantos bereinafter mand (the receipt where of is bereby acknowledged), and for dirers other good and valuable considerations, have granted, bargained, sold and release unto b. G. Patterson, successors and analyst these presents do grant, bargain, sell and release unto b. G. Patterson, successors and analyst all that certain lot, piece or parcel of land situate lying and being in the State of South Caroline and County of Greenville, in the Second Ward of the City of Greenville, amount and designated as lot number one (1) in block number one (1) of the Boyce Addition to Greenville, according to a plat thereof recorded in the office of the Register of Messo Conveyances for said County and State in Plat Book "A", at page 179, situate on the scatterast corner of Vorth and Toy Streets, having a frontage of sixty six (66) feet and eight (8) inches on North Street; this being the same lot of land conveyed to me, the said Jesuph B. Medlock, by D. E. McCuen by deed Bearing date June 10, 1911, and recorded in said office in Deed Book 15, at page 176.

Together with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging, or in anywise incident of enciating.

To Have and to held all and singular the premises before men ioned unto the said L. O. Patterson, his successors and assigns forever; in trust, nevertheless, to and for the following uses and trusts, to wit:

- We have and assigns; to rent, sell, wortgage, exchange and by any other method dispose of said lands (and say lands subsequently acquired hereunder in exchange therefor) at public or private sale, with or without advertisement, at such times, in such manner and for such prices as said trautes cay deem advisable; to execute and deliver a good and sufficient deed or deeds of conveyance therefor to the purchaser or purchasers thereof, in fee simple or otherwise, with or without covenants of warranty; to hold any and all land and other property which may be taken by said trustee in exchange for the land hereby conveyed (and for any sub-sequently acquired property) and any part thereof upon the same trusts and limitations, with the same full powers to rant, sell, mortgage, exchange, convey and transfer all sub-sequently acquired property.
- (2) In trust to collect and receive the rental of said property and the proceeds of sale thereof; and after reimbursing said trustee for all amounts which he may expend for taxes, insurance, repairs, improvements commissions to real estate and rental agents, advice, attorney's fees, costs of Court and any other purpose incident to the owner ship, protection, renting and sale of said property (it being understood and agreed that said trustee shall be under no obligation to advance funds for any purpose; that he may use only such efforts as he may deem advisable to rent or sell said property, and that he chall not be liable for failure to perform any duties hereunder), and after deducting commissions on all sums received and disbursed by him at the rate allowed by law to executors and other fiductaries, then in trust to discharge all liens on said property, in accordance with their

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