

STATE OF SOUTH CAROLINA,
Greenville County.

KNOW ALL MEN BY THESE PRESENTS, THAT I, Mary Oae Alexander

in the State aforesaid.

in consideration of the sum of Five (\$5.00) Dollars

5014-118.

to me paid by W. S. Oae as Trustee,

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 W. S. Oae as Trustee, his successors and assigns forever.

Containing Acres four Township, Greenville County, State of South Carolina,

in Ward One of the City of Greenville and more particularly described as follows:

Beginning at an iron pin corner of Mary Beathie Mathews' lot and running thence with her line 150.3 feet, more or less to a nine-foot alley; thence with said alley 58.8 feet, more or less to the line of lot of J. H. Stewart; thence with the line of his lot 74.2 feet; thence continuing with the line of his lot 72 feet, more or less, to Beuncombe Street; thence with Beuncombe Street, 73 feet, more or less to the beginning corner. Being the same property conveyed to the grantor herein by W. S. Oae, Jr. by deed dated May 22, 1924.

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

to have and to hold all and singular the premises before mentioned unto the said W. S. Oae as Trustee, his successors and assigns forever. In trust nevertheless for the following uses and purposes to-wit: To hold the legal title thereto and to rent or lease said property on such terms and for such prices as he may deem advisable, and out of the rents, issues and profits derived from said property he shall first pay all taxes on the property, necessary repairs and fire and tornado insurance premiums and out of the net proceeds he shall apply the same to the payment of the interest and principal of the mortgage indebtedness now against said property or any indebtedness that may hereafter be created against the same as hereinafter provided and said Trustee is further given full power and authority to re-finance the loan on said property if the same should become necessary and advisable and for this purpose he is given full power and authority to execute a note or notes or other obligations therefor on the best terms obtainable and to secure the payment of the same by executing a mortgage on said property to the lender or lenders, but in no case is the Trustee to be personally liable or in any way for the payment of the amount borrowed for this purpose, and said Trustee is further given full power and authority to sell said property, if he at any time thinks it advisable and for such price as he may think best, and to execute and deliver to the purchaser or purchasers thereof a good fee simple title thereto. And out of the proceeds of said sale, if made, he is to pay any expenses incident to said sale and any lien for taxes and the mortgage indebtedness against the property and the surplus proceeds to be paid to me.