

STATE OF SOUTH CAROLINA,
Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That I, Thomas M. Charles,

in the State aforesaid,
in consideration of the sum of
Ten (\$10.00) Dollars

to me in hand paid
at and before the sealing of these presents by

W. T. Martin, 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
W. T. Martin, as Trustee,

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

on the north side of the road leading from Greenville to Piedmont, being known and designated as Tract No. 3 on plat of property of J. H. Charles made by W. J. Riddle, surveyor, on June 18, 1942, recorded in the office of the R. M. C. for Greenville County in Plat Book K, page 130, and having according to the plat the following metes and bounds:

Beginning at a point in the center of the road leading from Greenville to Piedmont, S. C., a short distance west of the intersection of said Piedmont road and a county road and running thence along the center of said Piedmont road N. 80-45 W. 528 feet to a point in the center of said road; thence S. 82-30 W. 200 feet to a point in the center of said road; thence S. 75-0 W. 350 feet to a point in the center of said road, joint corner of tracts No. 2 and 3 of J. H. Charles property as shown on the plat above referred to; thence leaving said Piedmont road and running N. 26-0 W. along the line of tract No. 2, 21 feet to an iron pin near the north side of said Piedmont road; thence continuing N. 26-0 W. along the line of tract No. 2, 1737 feet to a point in the line of tract No. 4, joint corner of tracts Nos. 2 and 3; thence along the line of tract No. 4 S. 87-30 E. 1136 feet to an iron pin in the line of property of the estate of Hattie J. Charles, deceased, joint corner of tracts 3 and 4; thence along the line of property of the estate of Hattie J. Charles, S. 24-45 E. 1636 feet to a point in the center of said Piedmont road, the beginning corner, and containing 36.40 acres, more or less. Being the same tract of land conveyed to me by Grace Charles Martin; and W.T. Martin, as sole surviving executor of the will of J. H. Charles, deceased, by deed dated June 24, 1942, and recorded in the office of the R. M. C. for Greenville County in Deed Book _____, Page _____.

ALSO All that piece, parcel, or lot of land in Greenville Township, County and State aforesaid, and having the following metes and bounds: Beginning at the intersection of National Highway leading from Greenville to Greer with a neighborhood road, and running thence along said neighborhood road N. 11-30 E. 280 feet to pin at new corner; thence N. 56 W. 181.3 feet to pin at new corner; thence S. 4 E. 413.3 feet to pin new corner on said National Highway; thence along said Highway N. 57-15 E. 70 feet to the beginning, containing one acre, more or less, as represented upon a plat made by W.D. Neves in 1916 and recorded in Plat Book E, page 8.

ALSO That other lot of land in Greenville Township, County and State aforesaid, adjoining the above described lot: Beginning at corner of said lot and running thence N. 4 W. 413.5 feet, more or less, to iron pin on 20-foot alley or street; thence N. 55-39 W. 415 feet, more or less, to iron pin; thence S. 29-09 E. 750 feet, more or less, to the beginning, being triangular in form, and shown upon a plat of survey made by C. M. Furman, C. E., on July 19, 1923, and recorded in Plat Book E, page 8, said land containing 1.6 acres, more or less, and being the same two lots or tracts of land conveyed to me by Grace Charles Martin; and W. T. Martin, as sole surviving Executor of the Will of J. H. Charles, deceased, by deed dated June 24, 1942, and recorded in the office of the R. M. C. for Greenville County in Deed Book _____, page _____.

In trust, nevertheless, for the following uses and purposes, to-wit:

(1) To hold, manage, rent, mortgage, or dispose of the above described property as the said W.T. Martin, as Trustee, shall deem best and to pay over so much of the rent, income, profits, or corpus of said estate to the grantor, Thomas M. Charles, as the said Trustee in his judgment deems advisable for and during the lifetime of the said Thomas M. Charles.

(2) Upon the death of the said Thomas M. Charles, the trust herein provided shall continue for the benefit of Elza Henderson Charles, wife, and Nancy May Charles, daughter of the said Thomas M. Charles, until the said Nancy May Charles reaches the age of twenty-one years, at which time the trust herein created shall terminate and the real estate or other real or personal property which is the subject of this trust shall be conveyed and transferred to the said Elza Henderson Charles and Nancy May Charles to be their property absolutely and in fee simple, share and share alike.

(3) Said Trustee shall have the power to hypothecate, mortgage, sell or otherwise dispose of the real estate or personal property which is the subject of this trust and the purchaser shall not be required to see to the application of the proceeds of said sale, mortgage, or hypothecation.

(4) Upon sale or disposition of the above described real estate or any other real estate or personal property forming a part of this trust, the Trustee hereinabove named shall invest the proceeds of said sale in such securities or property or investment as he, in his good judgment, deems advisable, whether the same be authorized or approved by the laws of the State of South Carolina or not.

(5) My said Trustee shall not be liable for mistake in judgment in the carrying out of the trusts herein created.