

State of South Carolina,

BOOK 476 PAGE 133

Greenville County

Know all Men by these presents, That

I, J. E. Monarch, of Greenville County,

APR 9 9 55 AM 1953

in the State aforesaid, in consideration of the sum of

One (\$1.00) Dollar and terms of trust

Dollars

to me paid by Thelma Lorene Stephens, 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 Thelma Lorene Stephens, as Trustee, her successors and assigns forever:

All that certain piece, parcel, or lot of land situate, lying and being in the State of South Carolina, County of Greenville, and being known and designated as Lot No. 21 according to a plat of property of L. O. Patterson, Trustee according to a plat by Dalton and Neves of record in the R. M. C. office for Greenville County in Plat Book K at page 128, said lot having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the east side of the White Horse Road, which pin is 80 feet north of the intersection of the White Horse Road and Gordon Street, joint front corner of Lots Nos. 21 and 22; thence with the line of Lot No. 22, N. 89-30 E. 165.2 feet to an iron pin; thence N. 5-52 E. 50 feet to an iron pin, joint rear corner of Lots 20 and 21; thence with the joint line of said lots, N. 83-37 W. 156.6 feet to an iron pin on the east side of the White Horse Road; thence with said road, N. 12-00 W. 70 feet to the point of beginning.

The above described lot is the same conveyed to me by J. D. Hand by deed dated August 16, 1952 and recorded in the R. M. C. office for Greenville County in Deed Vol. 461, at page 171.

IN TRUST NEVERTHELESS, to hold the legal title thereto, to manage said property, and to collect the rents thereon, and out of said rents to make the monthly payments of \$50.00 each upon the note and mortgage outstanding against said property; to pay taxes, fire insurance premiums, maintenance and repairs upon said property, and to use the surplus income therefrom for the use and benefit of the grantor herein so long as he may live, and upon his death the title to said property shall vest in the aforesaid trustee in fee simple, freed of all trusts and charges.

With full and complete powers unto the aforesaid trustee, in her discretion, to sell, trade, or exchange the property hereinabove described for other real estate or personal property, and to make good and sufficient title therefor unto any purchaser or purchasers, and the purchaser shall not be bound to see to the application of the proceeds of such sale.

The said trustee shall have the right to compromise any debt owed by the grantor on this property, and shall have complete powers to convey this property unto the mortgagor, his heirs or assigns in full satisfaction of said mortgage debt, without necessity of accounting to anyone for her actions in doing so.

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