

5. At least ten per cent of this original issue of preferred stock shall be retired during each period of twelve months, from and after May 1st, 1920, until the whole shall have been retired in full. The corporation shall have the right to call in at any dividend date the whole, or any part of this preferred stock and to retire the same upon payment to the holders of par and accrued dividends.

In witness whereof, the said corporation has caused this certificate to be signed by its duly authorized officers and to be sealed with its corporation seal this --- day of --- 19 --

\$100.00

Secretary.

President.

And Whereas, the officers of said corporation pursuant to a resolution of the stockholders have taken subscriptions for said preferred stock and have issued to the subscribers therefor certificates of the tenor and form above set forth, and

Whereas, it is desired for the better protection of all who may now, or may hereafter be, or become holders of said preferred stock to further assure the payment of dividends on said stock as the same shall accrue and the ultimate retirement of said stock in accordance with the provisions thereof and for this purpose the stockholders of Manufacturers Warehouse Company at a meeting held after due notice on the 17th, day of May 1920 at which meeting all the outstanding stock of this corporation was represented, adopted by unanimous vote a resolution authorizing and directing the president and Secretary of this corporation to execute and deliver to the Guaranty Finance Corporation as Trustee, a deed conveying the property hereinafter described, upon the trusts hereinafter set forth, which trusts have been accepted and agreed to by said corporation,

Now, therefore, know all men by these presents, that Manufacturers Warehouse Company, in consideration of the premises and of the sum of One (\$1.00) Dollar to it in hand paid, at and before the sealing of these presents by Guaranty Finance Corporation as Trustee (the receipt whereof is hereby acknowledged) has granted, bargained, sold and released and by these presents does grant, bargain, sell and release unto the Guaranty Finance Corporation as trustee, its successors and assigns:-

All that piece, parcel or lot of land situate, in the City of Greenville, County of Greenville, State of South Carolina, and more particularly described as follows: Beginning at an iron pin on the West side of Jackson Street in the Southern line of the right of way of the Southern Railway 132.5 feet from the South side of Court Street and running thence with Jackson Street S. 19-55 W. 90 feet, more or less to corner of lands of the estate of J.M. McGee, deceased; thence with line of said McGee lands approximately N. 70-20 W. 200.15 feet to the East side of River Street; thence with River Street approximately N. 19-55 E. 90 feet, more or less, to an iron pin in the Southern line of the right of way of Southern Railway; thence with the Southern line of said right-of-way S. 70-20 E. 200.1 feet to the beginning corner - being composed of three separate lots of land conveyed to Manufacturers Warehouse Company by the following deeds:-

1. From W.L. Lucas, et al, dated February 21, 1919, and recorded R.M.C. Office for Greenville County, deed book 29, page 191.
2. From B.E. Geer, dated February 28th, 1919, recorded Vol. 45, page 215.
3. From Hammond-Gregg Company, dated February 28th, 1919, recorded Vol. 25, page 234.

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

(next page)

To have and to hold, all and singular the said premises unto the said Guaranty Finance Corporation as Trustee, its successors and assigns forever. In trust never-the-less to hold the same for the equal pro-rata protection, benefit and security of the persons and corporations which may from time to time hold any of said shares of preferred stock without discrimination preference or priority of one share over another and in the event that any dividend on said preferred stock shall be past due and unpaid for more than thirty days, or in the event that the Manufacturers Warehouse Company shall fail to retire at least ten per cent. of said issue of preferred stock during each period of twelve months from and after May 1, 1920, then and in either of said events to sell the property above described, or so much thereof as may be necessary and to apply the proceeds of sale, first to the payment of all costs and expenses of sales, and then to the retirement of all outstanding preferred stock of said issue and to pay over the balance, if any, to said Manufacturers Warehouse Company, its successors and assigns, and upon payment by Manufacturers Warehouse Company of all dividends on said stock, as the same shall accrue and the retirement of all of said stock according to its terms, to reconvey to Manufacturers Warehouse Company the property above described, freed and discharged of all trusts, provided, however, that should the holders of any of said stock fail or refuse to deliver the same up for redemption and retirement according to the terms of said stock, after notice of the intention of the corporation to retire the same, such stock shall cease to be entitled to protection under this trust and for the purposes of this trust, shall be treated as though retired and no longer outstanding.

In witness whereof the said granting corporation has caused its corporate seal to be hereunto affixed and these presents to be subscribed by its duly authorized officers, on this the 17th, day of May in the year of our Lord one thousand, nine hundred and twenty and in the one hundred and forty-fourth year of the sovereignty and independence of the United States of America.

Signed, sealed and delivered

in the presence of:

H.L. Crews,
Lois A. Smith. (Stamps \$65.00)

Manufacturers Warehouse Co.,

By H.C. Mims, Pres.

And J.Y. Wallace, Secy. & Tr.



State of South Carolina,

County of Greenville.

Personally appeared before me H.L. Crews and made oath that he saw H.C. Mims, as President and J.Y. Wallace, as Secretary of Manufacturers Warehouse Company a corporation chartered under the laws of the State of South Carolina, sign, seal with the corporate seal and as the act and deed of said corporation deliver the within written deed, and that he with Lois A. Smith witnessed the execution thereof.

Sworn to before me this 17th,

day of May, A.D. 1920.

Robt. L. Scott (L.S.)

Notary Public for S.C.

H.L. Crews

Recorded June 28th, 1920.