

State of South Carolina,
County of Greenville.

Personally appeared before me Thos. H. Pope and made oath that he saw the within named Miller Realty Company by one of its duly authorized officers, Raymond L. Cruikshank, Secretary sign, seal with its corporate seal and as the act and deed of said corporation deliver the within written deed, and that he, with Thos. T. Goldsmith witnessed the execution thereof.

Sworn to before me, this 7th,
day of January A.D. 1920.

Thos. H. Pope.

Thos. T. Goldsmith (Seal)
Notary Public for S.C.

For the deed to the above Probate, see deed book 53, at page 374.

Recorded January 12th, 1920.

State of South Carolina,
County of Greenville.

Know all men by these presents, That I, Charles Gerraux of Greenville County in the State aforesaid, in consideration of the sum of Ten & no/100 (\$10.00) Dollars and other valuable considerations to me in hand paid at and before the sealing of these presents by Charles F. Hard, as Trustee (receipt whereof is hereby acknowledged), have granted, bargained, sold and released and by these presents do grant, bargain, sell and release unto the said Charles F. Hard, as Trustee for B.E. Ceer, W.D. Workman, E.C. Mallard, F.A. Lawton, Ellen H. Townes, W.F. Walker, A.F. McKissick, Charles F. Hard and John S. Taylor, and his successors in office and assigns forever.

The said Cestuis Que Trustent own the following beneficial interest in the land hereinafter described. B.E. Ceer, one eighth ($1/8$) undivided interest, W.D. Workman, one eighth ($1/8$) undivided interest, E.C. Mallard, one eighth ($1/8$) undivided interest, F.A. Lawton, one eighth ($1/8$) undivided interest, Ellen H. Townes, one eighth ($1/8$) undivided interest, W.F. Walker, one eighth ($1/8$) undivided interest, A.F. McKissick, one eighth ($1/8$) undivided interest, Charles F. Hard, one sixteenth ($1/16$) undivided interest and John S. Taylor, one sixteenth ($1/16$) undivided interest, their heirs and assigns.

The following is a description of the land conveyed :- All that certain tract of land partly within and partly without the City limits of Greenville, lying North of the said City of Greenville and bounded by the lands now or formerly of W.H. Irvine and G.A. Norwood on the North, C.B. Stone and Stone Land Company on the East, by Swiss Avenue on the South and by W.H. Irvine on the West, and being the same land described in a deed to me from E. Inman, Master, dated October 3rd, 1918, and recorded in Volume 40, page 74, R.M.C. Office for Greenville County, and being the entire body of land constituting my home place.

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 Charles F. Hard, as Trustee, his successors and assigns forever, for said Cestuis Que Trustent, their heirs and -

(next page)

assigns in Trust nevertheless for the following uses and purposes, that is to say:-

- 1- To collect the rents and profits arising therefrom with the full power and authority to the said Trustee in his discretion to sell from time to time the whole or any portion of said land at public or private sale with or without advertisement to such persons and upon such terms as he may consider advisable, and to collect and receive the purchase money therefor, also to execute good and sufficient deeds of conveyance to the purchasers of any land or any part thereof upon compliance with the terms of such sales and to accept mortgages on the whole or any portion thereof to secure the whole or any part of purchase money therefor and to enforce and collect the said mortgages and to satisfy the same of record without responsibility upon the part of the purchaser to see to the application of the purchase money.
- 2- In trust to pay over the net rents and profits of said land and the net proceeds of the sale thereof to the owners in such proportions as they shall be entitled to.
- 3- The said Trustee, may at any time, terminate the said trust by conveying to the said owners according to their proportionate share or to their heirs, executors, administrators or assigns free and discharged of all trust, such proportions of said land as may not have been previously sold, that he shall in such manner terminate such trust at any time upon the written request of a majority of such owners owning a majority interest in said land.

And I do hereby bind myself and my heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the said Charles F. Hard, as Trustee and his successors, and assigns, against me and my heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness my hand and seal this 15th, day of January in the year of our Lord one thousand, nine hundred and twenty in the one hundred and forty-fourth year of the Independence of the United States of America.

Signed, sealed and delivered
in the presence of:
J.H. Rush,
E.D. Allen,

(Stamps \$34.00)

Charles Gerraux (L.S.)

The State of South Carolina,
County of Greenville.

Personally appeared before me J.H. Rush and made oath that he saw the within named Charles Gerraux sign, seal and as his act and deed deliver the within written deed, and that he with E.D. Allen witnessed the execution thereof.
Sworn to before me this 15, day
of January A.D. 1920.
E.D. Allen (L.S.)
Notary Public for S.C.

J.H. Rush.

The State of South Carolina,
County of Greenville.

: Renunciation of Dower.

I, E.D. Allen, a Notary Public, do hereby certify unto all whom it may concern that Mrs. Freddie Gerraux, the wife of the within named Charles Gerraux did this day appear before me, and upon being privately and separately examined by me, did declare that she does freely, voluntarily and without any compulsion, dread or fear of any person or persons whomsoever, renounce, release and forever relinquish unto the within named Charles F. Hard, as Trustee, his successors and assigns, all her interest and estate, and also all her right and claim of Dower of, in or to all and singular the premises within mentioned and released.
Given under my hand and seal this
15th, day of January A.D. 1920.
E.D. Allen (L.S.)
Notary Public for S.C.

Freddie Gerraux

Recorded January 15th, 1920.