

The State of South Carolina,
County of Greenville.

Know all men by these presents, That I, C.M. McGee of Greenville County, State of South Carolina, in consideration of the sum of One (\$1.00) Dollar to him in hand paid at and before the sealing of these presents by H.K. Townes and C.B. Martin, of Greenville, S.C., (the receipt whereof is hereby acknowledged), has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said H.K. Townes and C.B. Martin, their heirs, successors and assigns, All the land in Greenville County, South Carolina, in which the grantor has any right, title or claim, legal or equitable, wherever said land may be situate in said County, also, all the right, title and interest of the said grantor, both legal and equitable in and to all land in said Greenville County, South Carolina.

Also all stocks in corporations, notes, securities, accounts, choses in action and all personal property of every nature and kind, including legal and equitable claims and rights to any property in which the grantor has or may have any interest.

The following is a brief description of land conveyed but this description does not limit said land conveyed as this conveyance is made to all property including land which the grantor owns or has any interest in or to at the time of this conveyance.

All those certain tracts or lots of land in Greenville County, South Carolina, in the City of Greenville on Earle Street and all of lots West side of Wilton Street, being P and a part of Q of Map No. 5 plat recorded in Deed Book W, page 624, R.I.C. Office for Greenville County, fronting Earle Street 54-1/3 feet and fronting Wilton Street 200 feet.

Also: Lot on north side of Earle Street in said City of Greenville, being Lot E and a part of Lot F, plat recorded in Deed Book W, page 624, said R.I.C. Office for Greenville County, fronting Earle Street 54-1/3 feet and having a depth of 200 feet. Said two lots being same lots conveyed to the grantor, C.M. McGee by J. Lee Green by deed dated May 13, 1920, and recorded in Deed Book 53, page 55, said R.I.C. Office for Greenville County.

Also: All that lot or parcel of land in Greenville Township, County and State aforesaid, being Section 8 of Suist Lands according to a plat recorded in R.I.C. Office for said Greenville County in Plat Book C, page 19, except a lot conveyed to J.A. Russell deed dated May 18th, 1923, recorded in Volume 52, page 53. Said lot is bounded by Stone Lands, Townes Street, Wilton Street and another Street, sometimes called Thornton Avenue. This land was conveyed to me by W.C. Wharton, deed dated July 26th, 1913, recorded in Volume 15, page 104, said R.I.C. Office, and the Eastern half of Lot No. 19, also, lots 20 and 21 of said Suist Lands in said Greenville Township, according to said plat in Plat Book C, page 19. Beginning on north side of Mountain View Avenue S. 30-15 E. 250 feet to Townes Street Extension; thence along Townes Street N. 9-3/4 E. 200 feet to an alley; thence along said alley N. 72-1/2 W. 250 feet; thence S. 9-3/4 W. 232 feet and 6 inches to the beginning corner, except that lot conveyed to J.P. Gullett, deed dated January 13th, 1925, and recorded in Volume 96, page 378, and being the same land conveyed to me by W.C. Wharton, by said deed recorded in Volume 15, page 104, said R.I.C. Office for Greenville County.

Together with all and singular the rights, tenures, 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 H.K. Townes and C.B. Martin, their Heirs, Successors and assigns forever. In Trust, Nevertheless, for the following uses and purposes.

- (1) To collect the income, rents and profits therefrom, to pay all expenses incident to the carrying out of this trust, including payment of taxes, expenses, of collection of rents, insurances, repairs, costs of advertising and such legal and reasonable compensation as may be proper to pay said H.K. Townes and C.B. Martin, according to law.
- (2) To sell or exchange upon such terms as said Trustees, H.K. Townes and C.B. Martin, may think best, all of said real estate and personal property in parcels or as a whole at public or private sale, with or without advertising, and upon such sale or sales to make and execute -

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any and all necessary and proper deeds, conveyances, and acquittances as fully as the grantor could do, and out of the proceeds of said sale, and the securities if any taken upon such sale, to pay off, discharge, adjust and liquidate from time to time the indebtedness of the said Grantor, (with authority to compromise any claims in his favor or against him) according to the legal rights and priorities of all persons, firms, or corporations to which the grantor is now indebted, together with all necessary expenses and costs in making such sales and carrying out the terms of this trust.

(3) Said Trustees are in like manner to sell or exchange, transfer and convey all personal property, stocks, notes, securities, accounts, legal and equitable claims and demands at public or private sale upon such terms as they may think best and proper and apply the proceeds to the expenses of carrying out this trust and to the indebtedness of the grantor.

(4) The said Trustees are further authorized and empowered, when in their judgment it appears to be necessary and proper, to adjust, compromise, renew or change any collaterals and securities which have been given by the grantor to any creditor, and to have loans to grantor extended or renewed and to pledge securities where it may be advantageous to the grantor and his creditors, to borrow money and secure the same on property of the grantor, all of which is included in the deed, in order to pay existing debts where this course may appear to said Trustees to be for the best interest of the Trust Estate and the creditors, and for the purpose of paying the debts of the grantor, said Trustees are authorized to make any and all necessary papers, acquittances, releases, or conveyances, as fully as the grantor might or could do.

(5) The same power of sale shall be vested in said Trustees with reference to any property they may acquire by exchange or in making any change of investments as they had over the original property. It is provided, in event that said Trustees do not agree with reference to any sales or management of said Trust Estate, then they are authorized to call in B.E. Geer whose decision in writing with the decision of one of said Trustees shall be carried out and acted upon by both Trustees.

(6) Said Trustees have the power and authority to employ accountants, clerical help and other persons where it may be necessary to protect the Trust Estate, or to recover money or property, and may employ attorneys, the said H.K. Townes is to receive compensation as an attorney where it is necessary for him to act in that capacity in addition to his usual fees as Trustee and may associate with himself other attorneys to prosecute or defend any suits even though said suits are in the name of said Trustees, or to make investigations for the purpose of recovering money or property for said Estate, with authority to pay reasonable attorneys fees.

(7) After all debts have been paid and expenses of administering this trust, the remainder of same shall be paid over to C.M. McGee, his heirs and assigns.

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 H.K. Townes and C.B. Martin, their successors, heirs and assigns against myself and my Heirs and against every person whosoever lawfully claiming or to claim the same or any part thereof.

Witness my hand and seal, this 18th day of August in the year of our Lord One thousand nine hundred and twenty-five in the one hundred and fiftieth year of the Independence of the United States of America.

(Over)