

THE STATE OF SOUTH CAROLINA,

COUNTY OF GREENVILLE.

KNOW ALL MEN BY THESE PRESENTS, That

R. E. Cecil

in the State aforesaid,
in consideration of the sum of
\$500 DOLLARS,
(and other good and valuable consideration)

to me in hand paid
at and before the sealing of these presents by: C. S. Bowen

(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 C. S. Bowen, All that certain piece, parcel or lot of land situate and being in Ward One of the City of Greenville, County and State aforesaid, fronting 70 feet on Hampton Avenue, and more particularly described as follows, to-wit: Beginning at Mrs. Rosa E. Brigg's line and running with said avenue 70 feet to Mrs. Marshall's corner; thence with Mrs. Marshall's line 209 1/2 feet to the Davis lot in the rear; and running with the line of the said Davis lot 70 feet to Mrs. Rosa E. Brigg's corner; thence with Mrs. Rosa E. Brigg's line to the beginning corner on Hampton Avenue, containing 14,665 square feet, more or less, and being the same lot of land conveyed to W. C. Reabo by J. W. Gray, Master, by deed dated May 21, 1912, and recorded in Book 14 of Deeds at page 299 in the Office of the R. M. C. for said County, and subsequently conveyed by the said W. C. Reabo to me, the said R. E. Cecil.
As hereinafter explained, the said C. S. Bowen, Trustee, shall hold the legal title to said property for the purpose mainly of indemnifying the Dixie Bonding Company, a common law trust, as hereinafter explained, not exceeding the sum of Five Hundred (\$500.00) Dollars, and it is agreed and understood that the said Dixie Bonding Company shall not be indemnified for more than one-third of its actual loss on the bond or obligation hereinafter mentioned, and further, collateral security held by the Dixie Bonding Company, to-wit: Jewelry put up by the said John Hammond hereinafter mentioned, and valued at \$700.00, shall be applied by the said Dixie Bonding Company as an indemnity, and only the amount over and above said collateral shall be considered actual loss of which the said C. S. Bowen, Trustee, shall pay one-third to the said Dixie Bonding Company. (The collateral referred to above is said to be jewelry, in fact, it consists of jewelry and money) the amount of cash being approximately \$450.00). It is agreed and understood that C. S. Bowen, Trustee, in case of dispute, suit or any disagreement between the said Dixie Bonding Company and the said R. E. Cecil, shall be held harmless by either of (and both) said parties.

As trustee, however, to hold the legal title and the said property for the following purposes, to-wit:
1. To collect the rents and profits derived from said property. (2) To hold the said legal title for the purpose of indemnifying the Dixie Bonding Company, a corporation, of Asheville, North Carolina, in case of loss on the bond of John Hammond. The said John Hammond has been charged with violating the Marquette law of the United States, and the Dixie Bonding Company aforesaid has become obligated on a bond in the sum of Fifteen hundred (\$1500.) Dollars conditioned to become void upon the appearance of the said John Hammond, at the May term of the United States Federal Court to be holden at Asheville, North Carolina, there for the purpose of answering the said charge and to surrender to the proper officials of said Court. The legal title shall be held by the said C. S. Bowen, Trustee, and if the said Dixie Bonding Company is subjected to any loss on account of said obligation, or has the same or any part thereof to pay, for any cause or reason whatsoever, or is put to any expense in apprehending the said John Hammond in an effort to produce the said John Hammond to fulfil the condition or conditions of said bond or obligation, then the said C. S. Bowen, Trustee, shall, and is hereby empowered and authorized, to sell the said property at Public sale at Greenville County Court-house, Greenville, S. C., to the highest bidder for cash, after having given notice thereof in any newspaper published in said County for two weeks - in one issue each week, and to apply the said proceeds derived from said sale in indemnifying the said Dixie Bonding Company to the extent of Five hundred (\$500.00) Dollars, after paying the costs and expenses occasioned by said sale, advertising and other necessary incidents. The said C. S. Bowen, Trustee, shall then pay to the said R. E. Cecil any remainder after paying the said bonding company as aforesaid, retaining a reasonable compensation for services rendered in connection therewith. The said C. S. Bowen, Trustee, shall reconvey the within premises to the grantor herein upon the conditions of said bond or obligation being fulfilled without harm to the said Dixie Bonding Company, upon instructions from the said Dixie Bonding Company so to do. All expenses incident to said reconveyance - deed, stamps, and other things whatsoever, being borne by the said R. E. Cecil.
3. The said C. S. Bowen, Trustee, shall not be liable in any way to either the said R. E. Cecil or the said Dixie Bonding Company for loss of rent, loss by fire, lack of insurance, judgments against said property, sale for taxes, waste, failure to repair, or for loss or damage occasioned by any other cause whatsoever. No expense to be paid by Trustee.
The above described land is exactly the same conveyed to me by W. C. Reabo.

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 said premises before mentioned, unto the said C. S. Bowen, his

heirs and assigns, forever.
The said C. S. Bowen, Trustee, shall have a right to collect any and all expenses he may bear, although he is not obligated to bear any, reasonable value for any services rendered in connection therewith, which may be enforced by a sale of said property in the manner hereinbefore provided, and in the event of a sale thereof by the said Trustee for any cause whatsoever, shall execute to the purchaser or purchasers thereof good and sufficient title deed or deeds in fee simple. No bond is required of said Trustee.

AND I, myself, my do hereby bind
heirs, executors and administrators, to warrant and forever defend, all and singular, the said premises unto the said C. S. Bowen, as Trustee, his
heirs 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 9th day of April
in the year of our Lord one thousand nine hundred and twenty-six and in the one hundred fiftieth year of the Sovereignty and Independence of the United States of America.

Signed, sealed and delivered in the presence of
Marie Copton R. E. Cecil (L. S.)
Sarah Mundy (L. S.)
(L. S.)
(L. S.)
(L. S.)
U. S. Stamps Cancelled, \$ _____ and _____ Cents.
S. C. Stamps Cancelled, \$ _____ and _____ Cents.

STATE OF SOUTH CAROLINA,
County of Greenville,
PERSONALLY appeared before me, Marie Copton
and made oath that she saw the within named R. E. Cecil
sign, seal, and as his act and deed, deliver the within written Deed; and that she, with Sarah Mundy witnessed the execution thereof.
SWORN to before me, this 9th day of April A. D. 1926
James H. Price (L. S.)
Notary Public for S. C.

STATE OF SOUTH CAROLINA,
County of Greenville,
RENUNCIATION OF DOWER
I, _____ do hereby certify
unto all whom it may concern, that Mrs. _____
wife of the within named _____
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 _____
Heirs 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 _____ day of _____ A. D. 1926
(L. S.)
Notary Public for S. C.
Recorded April 9th, 1926 at 1:17 P.M. 192

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