

THE STATE OF SOUTH CAROLINA,

COUNTY OF GREENVILLE.

KNOW ALL MEN BY THESE PRESENTS, That Franklin Real Estate & Investment Company

a corporation chartered under the laws of the State of South Carolina and having its principal place of business at Greenville in the State of South Carolina for and in consideration of the sum of Ten (\$10.00) and other valuable considerations

to it in hand duly paid at and before the sealing and delivery of these presents by the grantee hereinafter named (the receipt whereof is hereby acknowledged), has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto H.P. McGee, C.E. Martin and B.E. Geer, as Trustees:

See deed Book 153, page 573. also 161-261

- 1. All those two certain lots of land in Greenville Township, in the Town of West Greenville, Greenville County, South Carolina, being Lots Nos. five and six (5 and 6) of a subdivision of land known as "Providence", a plat of which is recorded in Plat Book "A", page 411, R.M.C. Office for said Greenville County, South Carolina, said lots each front Pendleton Street twenty (20) feet with a depth of eighty (80) feet, and being the same land conveyed to this Corporation by deed recorded in Vol. 106, at page 247. Also 2. All that piece, parcel or lot of land containing eight acres, more or less, situated in the State and County aforesaid, lying partly inside and partly outside the City of Greenville, and having the following metes and bounds, to-wit: Beginning at a stake on the East side of Townes Street Extension at Stone Land Company's line, and running thence along said Townes Street Extension N. 8-45 E. 535 feet to corner of Harrison Street; thence along said Harrison Street S. 77 E. 550 feet to and of said Street; thence continuing the same course S. 77 E. 223 feet to a stake at W.H. Irvin's line; thence along said W.H. Irvin's line S. 8 W. 330 feet to Stone Land Company's line; thence along said Stone Land Company's line N. 80-4 W. 810 feet to the beginning corner. Said lot of land being further described as Section I of a plat of Buist Lands surveyed August, 1911, by F.G. Rogers, and recorded in Book "C", page 10, R.M.C. Office for Greenville County, S.C., Also 3. All that certain piece, parcel or lot of land lying and being situate in County of Greenville, State aforesaid in and adjoining the Northern limits of the City of Greenville, commencing at a stake on the edge of a branch in the center of North Main Street Extension; thence with the center of Main Street Extension N. 10-38 E. 377.7 feet to stake, corner of H.M. Hester property; thence with line of Hester property N. 77-0 W. 229 feet to stake on west side of branch; thence with line of H.P. McGee property S. 6-34 W. 319 feet to a point near mouth of branch; thence down the center of branch as a line to the point of beginning; a traverse line being as follows: S. 51-44 E. 130.8 to a stake at the point of beginning, same containing One and 54/100 acres, more or less. The last two parcels having been conveyed to this Corporation by deed recorded in the R.M.C. Office for Greenville County in Vol. 103, at page 230.

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 grantees hereinabove named as Trustees, and their successors, heirs and assigns forever.

- (1) In trust to hold the legal title to said land with power to lease the same, make necessary repairs to any buildings, to pay taxes, insurance and balance of proceeds to be applied to payment of interest on indebtedness hereinafter referred to. (2) With power to subdivide said lands where deemed advisable and with power to sell the said lands as a whole or in parcels at any time and on such terms as may be determined, the proceeds of sale, or so much as may be necessary, to be applied to the payment of the interest and principal on the obligation hereinafter set forth. (3) The title to said lands is to be held by said trustees in trust as security for the payment of a certain note or notes executed by H.P. McGee to B.E. Geer, aggregating the sum of \$76,000.00, said notes to bear interest at the rate of 7% per annum payable semi-annually, which notes will become due and payable five years after date and if said notes are not paid at that time, the Trustees shall sell said property or so much as may be necessary, applying the proceeds, or so much as may be necessary to the payment of said indebtedness and interest. (4) After payment of the said debts the remainder, whether in lands or proceeds of sale, shall be surrendered and delivered to H.P. McGee.

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 grantees hereinabove named as Trustees and their successors heirs and assigns forever.

And the said granting corporation does hereby bind itself and its successors to warrant and forever defend all and singular the said premises unto the grantees hereinabove named, as Trustees and their successors

heirs and assigns, against itself and its successors, and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

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 eighth day of April in the year of our Lord one thousand nine hundred and twenty-seven and in the one hundred and fifty-first year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of J.D. McCollough, Henry Wright, Franklin Real Estate and Investment Company, B.E. Geer, President, Marguerite Walker, Secretary



STATE OF SOUTH CAROLINA, County of Greenville PERSONALLY appeared before me J.D. McCollough and made oath that he saw B.E. Geer President and Marguerite Walker Secretary of Franklin Real Estate and Investment Company a corporation chartered under the laws of the State of South Carolina

sign, seal with its corporate seal, and as the act and deed of said corporation deliver the within written deed, and that he with Henry Wright witnessed the execution thereof.

SWORN to before me, this 8th day of April A. D. 1927 J.D. McCollough C.F. Haynsworth (SEAL) Notary Public for South Carolina

Recorded April 11th 1927 at 12:30 o'clock P. M.

END OF DEED