

State of South Carolina
 County of Greenville
 To know all men by these presents, that we, H. K. Townes and C. B. Martin, as Trustees of the Greenville Realty & Investment Company of the City of Greenville, County of Greenville, in the State of aforesaid, in consideration of the sum of five dollars (\$5.00) to us in hand paid at and before the sealing of these presents by Roy H. Bogerman, as Trustee, (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 Roy H. Bogerman, as Trustee, his successors and assigns, all that certain piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, described as follows:

Beginning at an iron pin on Montgomery Avenue and running thence S. 56 1/2 W. 40 feet; thence S. 35 3/4 E. 14 3/4 feet six inches to an iron pin; thence N. 56 1/2 E. 40 feet; thence N. 35 3/4 W. 14 3/4 feet, 6 inches to the beginning corner.

Also, all those other two certain pieces, parcels or lots of land situate, lying and being near the City of Greenville, State of South Carolina, and known and designated as Lots nos. 7 and 8 on west side of Red Stone Street in Block C of Subdivision known as Summit View, recorded in Plat Book A at page 25-6 each of said lots having a frontage of fifty (50) feet and a depth of one hundred and fifty (150) feet.

All of said lots of land having been conveyed to John A. Russell by deed recorded in the R. M. C. Office for Greenville County in Book 77 at page 216, later conveyed by the said John A. Russell to Greenville Realty & Investment Company by deed recorded in Vol. 105 at page 294, and by Greenville Realty & Investment Company to the Grantors herein by deed recorded in Vol. 100 at page 443.

This conveyance is made subject to any recorded mortgages or other liens including any taxes that may be on it.

Together with all and singular the rights, members, Hereditaments and appurtenances to the said Premises belonging, or in any wise incident or appertaining.

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To have and to hold all and singular the Premises here mentioned unto the said Roy H. Bogerman as Trustee his successors and assigns forever, In trust nevertheless for the following uses and purposes;

1. To collect the income, rents and profits thereon, to pay all expenses incident to carrying out this trust, including payment of taxes, expenses of collection of rents, insurance and repairs.

2. To sell or exchange upon such terms as said Trustee, Roy H. Bogerman may think best, at private or public sale, with or without advertisement, and upon such sale or sales to make and execute any and all necessary and proper deeds as fully as the grantors could; and out of the proceeds of said sale or sales, or the securities, if any be taken upon such sale or sales, to pay off, discharge, adjust and liquidate any indebtedness due by H. M. Welch to Roy H. Bogerman, as Receiver of Bank of Commerce.

3. The same power of sale shall be vested in the Trustee with reference to any property which he may acquire by exchange (as is therein granted him with reference to the particular property above described).

And we do hereby bind ourselves, and our successors and assigns, to warrant and forever defend all and singular the said Premises unto the said Roy H. Bogerman as Trustee, his successors and assigns, against ourselves and our successors, lawfully claiming or to claim the same or any part thereof.

Witness our hands and seals this said day of November in the year of our Lord one thousand, nine hundred and twenty-seven, and in the one hundred and fifty-second year of the Independence of the United States of America.

H. K. Townes (S. S.)

C. B. Martin (S. S.)

As Trustees of the Greenville Realty & Investment Co. Signed, Sealed and Delivered in the presence of

Wm. W. Pinner
 C. J. Bowers
 State of South Carolina.

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