

The State of South Carolina  
 County of Greenville  
 I, Saml. R. Zimmerman, of the County and State  
 aforesaid, send greetings.

whereas, I did heretofore agree to sell and convey  
 to Tuttle Hall Corporation the lot of land hereinafter  
 described; and

whereas, Tuttle Hall Corporation has assigned  
 said contract unto J. M. Wells as Trustee, and  
 has directed me to execute a conveyance to  
 him as Trustee, on the terms and with the  
 powers hereinafter set forth.

It now all men by this presents, That I,  
 Saml. R. Zimmerman in the State aforesaid in  
 consideration of the sum of Six Thousand and  
 no. 00 (\$6,000.00) Dollars to me in hand paid at  
 and before the sealing of these presents by  
 J. M. Wells, 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  
 J. M. Wells as Trustee, his successors, heirs and  
 assigns forever, all that piece, parcel or lot  
 of land in the State and County aforesaid and  
 being in Ward one of the City of Greenville and  
 being the rear or Northwestern portion of a lot  
 fronting on the Western side of North Academy  
 Street and having the following metes and  
 bounds, to wit:

Beginning at an iron pin on the Northwestern  
 corner of the lot now owned by the grantor and  
 on the line of the J. H. Woodside lot, a distance  
 of 246.7 feet, more or less, from Academy Street  
 and thence running S 30 3/4 W. 89 feet, more or  
 less, to an iron pin; thence S 69 1/2 E 70 feet more  
 or less, to an iron pin; thence N. 30 3/4 E 89 feet  
 more or less, to an iron pin, on the J. H. Woodside  
 line; thence along the joint line N. 69 1/2 W. 70  
 feet, more or less, to the point of beginning.  
 This being portion of the same lot conveyed to the  
 grantor and H. B. Bates, jointly, by W. M. Thompson  
 by his deed dated July 13, 1920, and recorded in  
 the R. M. C. office for Greenville County in Volume  
 11, at page 101, the interests of the said H. B. Bates  
 having been subsequently conveyed to Josie L. Floyd  
 by her to Gladie L. Floyd, and by Gladie L. Floyd  
 to the grantor.

The lot herein described is one of the three

contiguous parcels this day conveyed to the grantee  
 by J. P. Poole, the Executors of the Estate of J. H.  
 Woodside and the grantor herein.

It is expressly agreed by the parties hereto as  
 part of the consideration for this conveyance that  
 a 15 foot alley way shall be and is hereby estab-  
 lished along the Eastern side of the lot herein  
 conveyed for use as a driveway by the grantee  
 the grantor, the Estate of J. H. Woodside and  
 J. P. Poole, their successors, heirs and assigns  
 in perpetuity. It is understood that five (5) feet  
 making up the said 15 foot alley shall  
 be taken from the Eastern side of the lot  
 herein conveyed, and the remainder ten (10)  
 feet shall be taken from the remainder of the  
 lot owned by the grantor.

As further consideration for this conveyance  
 it is hereby expressly agreed by the parties here-  
 to that a strip of land six (6) feet in width  
 running from the Eastern side of the 15-  
 foot alley above described along the  
 northern edge of the remainder of the lot  
 owned by the grantor to Academy Street  
 shall be and hereby is set aside as an  
 alley way for the use of the grantor, the grantee  
 the Estate of J. H. Woodside and their successors,  
 heirs and assigns, upon the condition, however,  
 that the deed from the Executors of the Estate  
 of J. H. Woodside shall make provision for a  
 similar 6-foot strip on the South of the re-  
 mainder of the lot so that the alley hereby  
 established shall have a width of 12 feet  
 throughout its length. This further understood that grantee and his  
 assigns shall have the right to use the alley for the purpose of  
 driving and parking cars and other vehicles and shall have the right  
 to lay and maintain pipes, conduits, wires, cables, and other things  
 in, on, over, under, across, along, and through the alley and to  
 make and maintain any necessary repairs and alterations to the  
 same and to use the same for the purposes aforesaid and for  
 other purposes not herein mentioned and for all purposes  
 whatsoever and to use the same for the purposes aforesaid  
 and for other purposes not herein mentioned and for all  
 purposes whatsoever.

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  
 J. M. Wells, as Trustee, his successors, heirs and  
 assigns forever. Nevertheless upon the follow-  
 ing uses and trusts, to wit: The said J. M.  
 Wells, as Trustee, shall have full power  
 to execute a note or notes in a sum of  
 money sufficient to pay the purchase price  
 of said lot of land, and the purchase price  
 by lands purchased from J. H. Woodside, Estate  
 and J. P. Poole, aggregating eighteen thousand