

State of South Carolina,
County of Greenville.

Title to Real Estate.

I. Whereas, on April, 1, 1905, Louise B. Perry conveyed to Piedmont Savings & Investment Company, as Trustee, the tract of land containing 480 acres, by deed recorded in the R. M. C. Office for Greenville County in Volume 000 at page 163; and

II. Whereas, on May 9, 1906, J. W. Gray, Master, conveyed to Piedmont Savings & Investment Company, as Trustee, a tract of land containing 14.22 acres, adjoining the above mentioned tract, and describing the eastern boundary as 850 feet, which deed is recorded in the said office in Volume MMM at page 711; and

III. Whereas, on May 9, 1906, Piedmont Savings & Investment Company conveyed to the Piedmont Fair Association a tract of land containing $30\frac{1}{2}$ acres, being a part of the two above mentioned tracts, and describing the eastern boundary as 12.40 chains, (or 818.40 feet), by deed recorded in said office in Volume MMM at page 712; and

IV. Whereas, on December 15, 1916, Piedmont Savings & Investment Company, upon request of W. J. Thackston, as Beneficiary, conveyed to Colonia Company all right, title and interest to all remaining parts of that tract mentioned in paragraph I above, (being the same tract conveyed to Piedmont Savings & Investment Company by Louise B. Perry,) which deed is recorded in said office in Volume 132 at page 153; and

V. Whereas, a part of the so-called Fair Tract mentioned in paragraph III above, after a series of conveyances, was sub-divided, as shown by plat recorded in Plat Book "G", at page 133, showing an eastern boundary of 643.50 feet (including 20 feet of Paris Mountain Avenue); and

VI. Whereas, W. J. Thackston, as Beneficiary, under and in accordance with the powers of the trust conditions contained in the deed mentioned in paragraphs I and II above does hereby direct that any and all portions of the tract of land hereinafter described, which is still vested in the Piedmont Savings & Investment Company, be conveyed to the grantee hereinafter mentioned; and

VII. Whereas, the purpose of this deed is to clear the title to the strip of land lying along the northern and western sides of the so-called Fair Tract mentioned in paragraph III above;

Now, therefore, known all men by these presents that Piedmont Savings & Investment Company, as Trustee, and Colonia Company, both corporations chartered under the laws of the State of South Carolina and having their principal place of business at Greenville in the State aforesaid, and W. J. Thackston, as Beneficiary, for and in consideration of the sum of Three Hundred (\$300.00) Dollars and other valuable consideration to us in hand paid at and before the sealing and delivery of these presents by the grantee hereinafter named, the receipt whereof is hereby acknowledged, have granted, bargained, sold, quit-claimed and released, and by these presents do grant, bargain, sell, quit-claim and release unto B. E. Geer, as Trustee, all right, title and interest of the grantors in and to:-

All that certain strip of land being in the County and State aforesaid, lying on the northern and western sides of the subdivision known as the B. E. Geer property, a plat of which is recorded in the R. M. C. Office for Greenville County in Plat Book "G", at page 133, being bounded by the lands of Mrs. Ethel Y. Perry, et al, Greenville Traction Company and the so-called Fair Tract, and having the following metes and bounds, to-wit:-

Beginning at a point 818.40 feet north of the center of Paris Mountain Avenue, in a line with the western side of an unnamed street, or 402.90 feet north of the north-western corner of Arlington Avenue, and said unnamed street and running thence along the western side of unnamed street, N. 5-50 W. 31.60 feet, more or less, to an iron pin in the line of Perry property; thence S. 85-55 W. 1013.10 feet to an iron pin; thence N. $37\frac{1}{2}$ W. 47.52 feet to an iron pin; thence N. $44\frac{3}{4}$ W. 74.58 feet to an iron pin; thence N. $50\frac{1}{2}$ W. 42-24 feet to an iron pin; thence N. $83\frac{3}{4}$ W. 64.68 feet to an iron pin; thence S. $53\frac{3}{4}$ W. 52.80 feet to an iron pin; thence S. $31\frac{3}{4}$ W. 33 feet to an iron pin; thence S. $16\frac{1}{2}$ W. 577.50 feet, more or less, to Franklin Road; thence with Franklin Road S. $23\frac{1}{4}$ E. to corner of so-called Fair Tract and Franklin Road, forming a strip approximately 31.41 feet in width; thence n. $16\frac{1}{2}$ E. 577.50 feet to iron pin; thence N. $31\frac{3}{4}$ E. 33 feet to iron pin; thence N. $53\frac{3}{4}$ E. 52.80 feet to iron pin; thence S. $83\frac{3}{4}$ E. 64.68 feet to iron pin; thence S. $59\frac{1}{2}$ E. 42.24 feet to iron pin; thence S. $44\frac{3}{4}$ E. 74.58 feet to iron pin; thence S. $37\frac{1}{2}$ E. 47.52 feet to iron pin; thence N. $83\frac{1}{2}$ E. 1013.10 feet to beginning corner; also a triangular lot bounded North by lands of Greenville Traction Co., on the East by above strip West and South by Franklin Rd.

It being the intention of the grantors to convey all their right, title and interest in and to the above mentioned strip, be the same 31.60 feet or more, and said triangular lot.

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 said B. E. Geer, in trust to convey a portion to H. J. Martin and the balance to Franklin Real Estate & Investment Co.

(OVER)