

TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE.

WHEREAS, the undersigned, Willie Hayne Perry, Ben F. Perry, Hext M. Perry, Elizabeth P. Collins, James Y. Perry, and Beattie Perry Young, executed to Hext M. Perry, Trustee, on the 15th day of October, 1936, a deed which is recorded in the Office of the Register of Mesne Conveyance for Greenville County in Book 129, at page 566;

And Whereas, some question has been raised as to the authority of said trustee under the terms and conditions of said trust deed to convey a fee simple title thereto in that it is not specified in said trust deed that the said trustee is to sell said property at such price as he may deem adequate, and that the purchaser or purchasers of said property would not be held responsible for the payment of the proceeds of the sale thereof to the cestui que trusts, and whereas it was the intention of said grantors to vest the legal title to said property in said Hext M. Perry, Trustee, with full power to sell and convey said property in fee simple, at public or private sale, and for such consideration as he might consider adequate, and that the purchaser or purchasers thereof were not to be responsible for the application of the proceeds thereof under said trust deed, Now, Therefore:-

KNOW ALL MEN BY THESE PRESENTS, That Willie Hayne Perry, Ben F. Perry, Hext M. Perry, Elizabeth P. Collins, James Y. Perry, and Beattie Perry Young, in the State aforesaid, in consideration of the sum of one dollar (\$1.00) and the consideration above recited, to us in hand paid at and before the sealing of these presents by Hext M. Perry, 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 Hext M. Perry, Trustee, All that certain piece, parcel or lot of land, situate, lying and being in the County of Greenville, State of South Carolina, in that Section known as Sans Souci, about three miles northwest of the City of Greenville, the same being on Rogers Avenue between Belmont Avenue and the new Buncombe Road, and being more fully described as follows:-

Beginning at an iron pin at the Northeast corner of the intersection of Rogers Avenue and Belmont Avenue at the edge of the north side of the six (6) foot sidewalk along Rogers Avenue; and running thence along Rogers Avenue, N. 83-55 E. two hundred and fifty (250) feet to an iron pin; thence N. 79-28 E. one thousand, one hundred and forty (1,140) feet to an iron pin on the right-of-way of the New Buncombe Road; thence along said road, N. 35-17 W. one hundred and sixty-five and two tenths (165.2) feet to an iron pin; thence S. 79-28 W. one thousand and fifty eight and three tenths (1,058.3) feet to an iron pin, rear corner of lots five and six (5 and 6); thence S. 83-55 W. two hundred and fifty (250) feet to an iron pin on the edge of the east side of the six (6) foot sidewalk running along Belmont Avenue; thence along said sidewalk, S. 5-50 E. one hundred and fifty (150) feet to an iron pin, the beginning corner.

And also that certain piece, parcel or lot of land on the said Rogers Avenue in that section known as Sans Souci, being more fully described as follows:-

Beginning at an iron pin at the southeast corner of the intersection of Rogers Avenue and Belmont Avenue at the edge of the south side of the six (6) foot sidewalk along said Rogers Avenue, thence N. 83-55 E. two hundred and fifty (250) feet to an iron pin; thence N. 79-28 E. one thousand, one hundred and forty (1,140) feet, more or less, to an iron pin on the right-of-way of the New Buncombe Road; thence along the New Buncombe Road, S. 30-22 E. one hundred and fifty-nine (159) feet to an iron pin on the right-of-way of the said road; thence S. 79-28 W. one thousand, two hundred and twenty-eight and two tenths (1,228.2) feet, more or less, to an iron pin, joint corner of lots numbered thirty-two and thirty-three (32 and 33) thence S. 83-55 W. two hundred and fifty (250) feet to an iron pin on the east side of the six (6) foot sidewalk running along Belmont Avenue; thence along said sidewalk N. 5-50 W. one hundred and fifty (150) feet to an iron pin, the beginning corner, said property being shown on Plat recorded in the Register of Mesne Conveyance for Greenville County in Plat Book "I" at page 33, which plat is hereby referred to and made a part of this deed.

Excepting Lot numbered one (1) at the northeast corner of the intersection of Rogers Avenue and Belmont Avenue heretofore conveyed to W. G. Nicholson by deed recorded in the office of the Register of Mesne Conveyance for Greenville County in Volume 187, at page 351.

The said Trustee is hereby authorized to sell the said property at public or private sale for such an amount as he may considerate adequate, in whole or in lots.

The said trustee is authorized to sell the same for cash, or for part cash and a purchase price mortgage secured on said property for the balance of the purchase price.

The purchaser or purchasers of said property are not required to see to the application of the purchase money or the payment thereof to the respective parties entitled thereto.

The said trustee is hereby authorized to hold the proceeds of any sales and to divide the same at any time that he may consider advisable.

The said Trustee is hereby fully authorized to sell and develop said property and do any and all things that he may consider necessary for the sale and development thereof in the place and stead of the grantors herein.