

(4) Lot No. 3 as shown on a plat of B. E. Geer property made by Dalton & Neves, Engineers, July, 1933, situate in Pickens County, conveyed by Franklin Real Estate & Investment Company and J. E. Serrine, as Trustees, to Rena Rice Geer, by deed dated January 19, 1934, and recorded in the office of the Clerk of Court for Pickens County in Deed Book 4-C, at page 36, reference to said deed being hereby craved for a more complete description.

This conveyance is made subject to any existing rights of way, privileges and easements effecting the above described tract of land.

The portion of this tract situate in Greenville County was acquired by the grantors herein in the following manner;\*

X This is a portion of the property conveyed by Franklin Real Estate & Investment Company to H. P. McGee, C. B. Martin and B. E. Geer, as Trustees, by deed recorded in the R. M. C. Office for Greenville County in Volume 132, page 25. Subsequent to the execution of said deed Franklin Real Estate & Investment Company and J. E. Serrine, the grantors herein, were substituted as Trustees by order of the Court of Common Pleas, dated June 16, 1930, recorded in the R. M. C. office for Greenville County, in Volume 153, at page 573, and order dated September 17, 1931, and recorded in the R. M. C. Office for Greenville County in Volume 168, at page 261. This deed is made pursuant to the powers conferred on the said Trustees by the above deed and the orders of the Court herein referred to.

The portion of the property situate in Pickens County was acquired by the Grantors herein by similar instruments recorded in the Office of the Clerk of Court for Pickens County, S.C.

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 grantee hereinabove named, and her Heirs and assigns forever.

And the said granting corporation and J. E. Serrine, as Trustees, do hereby bind themselves as Trustees and their successors in office to warrant and forever defend all and singular the said premises unto the grantee hereinabove named, and her heirs and assigns, against themselves as Trustees and their successors in office lawfully claiming or to claim the same or any part thereof.

In witness whereof the said granting corporation as Trustee has caused its corporate seal to be hereunto affixed and these presents to be subscribed by its duly authorized officers, B. E. Geer, President, and Marguerite Walker, Secretary, and J. E. Serrine, as Trustee, has hereunto set his hand and seal, on this the seventh day of March, in the year of our Lord one thousand, nine hundred and thirty-eight, and in the one hundred and sixty-second year of the Sovereignty and Independence of the United States of America.

Signed, sealed and delivered in the presence of:

Jno. A. McPherson.

T. C. Gower.

FRANKLIN REAL ESTATE & INVESTMENT  
COMPANY, AS TRUSTEE. (L. S.)

BY: B. E. Geer,

President.

and

Marguerite Walker,

Secretary

J. E. Serrine, (L. S.)

As Trustee.

State of South Carolina,

County of       

Personally appeared before me T. C. Gower, and made oath that he saw B. E. Geer, as President, and Marguerite Walker, as Secretary, of Franklin Real Estate & 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 Jno. A. McPherson witnessed the execution thereof.

Sworn to before me this 7th day of March, A. D. 1938

T. C. Gower.

Patrick C. Fant. (L. S.)

Notary Public for South Carolina.

State of Virginia,

City of Richmond.

For value received, the undersigned, First & Merchants National Bank of Richmond, hereby consents to the within conveyance and hereby releases the property described herein from any and all interest or lien which it might have.

In witness whereof, the said First & Merchants National Bank of Richmond has caused this instrument to be signed by its duly authorized officers and its corporate seal to be hereunto affixed, this 18th day of March, 1938.

In the presence of: R. L. Gordon, Jr.,

W. D. Richardson.

First & Merchants National Bank,  
of Richmond (L. S.)

BY: A. K. Parker, Vice Pres.

and: J. M. Ball, Jr. Cashier.

