

TITLE TO REAL ESTATE

3722, PROVENCE-TARRANT CO.-GREENVILLE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS that The Ballenger Company, a corporation, created, organized and existing under the laws of the State of North Carolina, with its principal place of business in Tryon, Polk County, North Carolina, in consideration of the sum of One (\$1.00) Dollar to it in hand paid at and before the sealing of these presents by Martha Washburn, Gladys Vining and Ellen H. Schilleter, as Trustees of the trust hereinafter described (the receipt whereof is hereby acknowledged) has granted, bargained, sold and released and by these presents, does grant, bargain, sell and release unto the said Martha Washburn, Gladys Vining and Ellen H. Schilleter, as Trustees, and their successors in trust, and their heirs and assigns forever, all the two certain parcels or lots of land situate in Glassy Mountain Township, Greenville County, State of South Carolina, known and designated as Lots #1411 and 1413 on plat #9 of the property of the Tryon Development Company, known as Lake Lanier, made by George Kershaw, C. E., and duly recorded in the office of R. M. C. for Greenville County, South Carolina, in Plat Book G and being the identical property which was conveyed to the grantor herein by E. Inman, Master, by deed dated August 6th. 1929, recorded in Book 149, Page 180, Greenville County Registry.

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 said premises before mentioned unto the said Martha Washburn, Gladys Vining, Ellen H. Schilleter, and their successors in trust, appointed and designated as hereinafter provided, in fee simple forever, in trust, nevertheless, for the following uses and purposes, that is to say:

(1) To hold and manage the said property with authority to do everything in connection therewith/which an individual owning the property in fee simple could do, including the following rights and powers which are intended to indicate the purposes of the trust, but in no wise to limit the powers herein given to the said trustees:

(a) To permit the said property to be used and occupied by the Tryon troops of the National organization known as the Girl Scouts or by any other organization, whether its headquarters and personnel be drawn from Tryon or elsewhere, as a place for what is usually and ordinarily described as a Scout Camp and to that end, the trustees shall erect and maintain such buildings on said property as they desire, and in their discretion they may confine the use of said premises to one organization or permit the use of said premises to a number of organizations and the trustees shall further have the right in their discretion to fix any charges for the use of said property or to permit the use of the same without charge, it being intended that the trustees and their successors shall use said property for the purposes hereinabove outlined as a community asset and in connection with the development and recreation of those persons who shall be given the right to use said property.

(b) In order to achieve the purposes above expressed, the trustees are expressly given the right to mortgage or otherwise encumber the said property and to execute all instruments necessary for said purpose and in no event shall it be the duty of a mortgagee to make inquiry as to the application of any funds going into the hands of said trustees or their successors.

(c) The trustees and their successors are expressly given the power to sell said property and to execute a deed of conveyance to any purchaser and in no event shall it be the duty of a purchaser to make inquiry as to the application of any funds going into the hands of said trustees.

(d) In the event of a sale of the property, the trustees are to invest the funds received from said sale in other property and to take a title to the same in their names as trustees or in the names of their successors and to use the said property thus acquired in accordance with the provisions set forth herein.

(2) The trustees herein named are to be self-perpetuating body and upon the death, resignation, or other cause which renders any trustee incapable of acting, the remaining trustee or trustees are to fill the vacancy to the end that at all times, there shall be three trustees charged with the duty of performing the trust herein described and carrying out the purposes hereinabove indicated, and the method of appointment shall be the designating in writing of the successor trustee by the trustee or trustees then acting, and the recordation in Greenville County, South Carolina of the said written instrument making said appointment.

(3) In the event of an abandonment of the camp as hereinabove described and outlined for a period of two years or at any time, the trustees herein named or their successors, may determine that it is inadvisable or otherwise inexpedient or impossible to continue the operation of the camp, the trustees then acting shall sell the said property for such sum as they can derive from the same and shall in their judgment for a fair price and the funds received from said sale shall be paid to the Town of Tryon and used by the Commissioners of said Town of Tryon in furthering a playground or park for either children or adults.

IN TESTIMONY WHEREOF the grantor corporation has caused this instrument to be signed in its name by its President, attested by its Secretary, and to have its common seal affixed hereto all by authority of its Board of Directors duly given, this 4th. day of May, 1940, and in the One Hundred and sixty-fourth year of the Independence of the United States of America.

Attest:

J. B. Hester
Secretary

THE BALLENGER COMPANY

By: B. L. Ballenger
President



Signed, sealed and delivered in the presence of:

J. T. Arledge
Louise Averill

STATE OF NORTH CAROLINA
COUNTY OF POLK

Personally appeared before me J. F. Arledge and made oath that he saw the within named The Ballenger Company, by B. L. Ballenger, President, and J. B. Hester, Secretary, sign, seal, and as its act and deed deliver the foregoing and within written deed, and that he with