

TITLE TO REAL ESTATE

THE STATE OF SOUTH CAROLINA)  
COUNTY OF GREENVILLE )

Whereas, the hereinafter named grantors own as tenants in common, the hereinafter described real estate in the County of Greenville, State of South Carolina, and desire to subdivide the same and sell it in building lots, and with that in view hereby convey the same to Hext M. Perry, as Trustee for them, and each of them, in order that he may make the deeds therefor to the purchasers thereof in the place of the said owners and receive the money therefor.

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 them 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, the following two tracts of land situate, lying and being in the county of Greenville in that section known as Sans Souci, and having the following lines, courses and distances:-

Beginning at an iron pin on the southern edge of a six (6) foot sidewalk running along Paris Mountain Avenue, eastern corner of Lot numbered thirteen (13); thence along the line of said sidewalk, N. 84-28 E. four hundred and eighty and three tenths (480.3) feet, to an iron pin; thence S. 5-35 E. three hundred and twenty-five (325) feet to an iron pin on the northern edge of a six (6) foot sidewalk running along Etheridge Drive; thence along the northern edge of said sidewalk, S. 77-55 W. five hundred and ninety-nine and six tenths (599.6) feet to an iron pin on a six (6) foot sidewalk running along Franklin Road; thence with the Eastern edge of said sidewalk, N. 21-23 W., two hundred and twenty-four and one-tenth (224.1) feet to an iron pin, the southern corner of lot numbered two (2); thence with the line of lot numbered two (2), N. 68-45 E., two hundred and fourteen (214) feet, to an iron pin, the rear corner of lot numbered thirteen (13); thence with the line of lot numbered thirteen (13), N. 20-19 W. one hundred and twenty (120) feet, to the beginning corner, the same being all of the property between the Franklin Road, Paris Mountain Avenue, the intersection of Beacon Street, and Ethelridge Drive, with the exception of lots one (1), two (2) and thirteen (13), heretofore sold by the grantors herein, the property being shown on Plat recorded in the Office of the Register of Mesne Conveyance for Greenville County, which plat is hereby referred to and made a part of this deed. Plat I/150 PBI MA150

Also all that certain tract of land described as follows:-

Beginning at an iron pin the rear northwestern corner of lot numbered eighty-one (81) on McMakin Drive of the property heretofore conveyed to Hext M. Perry, Trustee, plat recorded in the office of Register of Mesne Conveyance for Greenville County in Plat Book "I" at page 33, (32) which plat is hereby referred to and made a part hereof: thence S. 5-50 E. four hundred (400) feet to an iron pin; thence with the line of the Old Fair Grounds, S. 83-55 W. seven hundred and sixty-seven and one half (767½) feet, more or less, to an iron pin; thence N. 26-41 E. one hundred and five and six tenths (105.6) feet to an iron pin; thence N. 33½ E. eleven hundred and twenty-two (1122) feet, more or less, to Langston Creek; thence with the meanderings of said Creek to the Right-of-way of the New Buncombe Road; thence with the right-of-way of said Road to an iron pin, the northern corner of lot heretofore sold to J. C. McCormick on the New Buncombe Road; thence with the northern line of said McCormick lot, S. 50-50 W. three hundred (300) feet to an iron pin; thence S. 39-10 E. one hundred (100) feet to an iron pin; thence with the southern line of the McCormick lot, N. 50-50 E. three hundred (300) feet, to an iron pin on the right-of-way of the New Buncombe Road; thence along the right-of-way of the New Buncombe Road to an iron pin; the corner of the land heretofore conveyed to Hext M. Perry, Trustee, by deed recorded in the office of the Register of Mesne Conveyance for Greenville County in Volume 217 at page 238, as shown on Plat heretofore referred to; thence with the line of said tract, S. 79-28 W. eight hundred and forty-four and seven tenths (844.7) feet to an iron pin, the western rear corner of lot numbered eighty-six (86); thence S. 83-55 W. two hundred and fifty (250) feet, to an iron pin, the beginning corner, the same being all of the land owned by the grantors herein on the northern side of the property heretofore conveyed to Hext M. Perry as Trustee and the Langston Creek. See K/144

The said Trustee, Hext M. Perry, is hereby authorized to have said property subdivided into lots of such size as he may deem advisable and to sell the same at private or public sale, for such amount as he may consider adequate, in whole or in lots.

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

Said trustee is authorized to take the promissory note of an purchaser for the purchase price of any lot where a house is to be built thereon, provided said promissory note is payable out of the proceeds of any mortgage placed on said property for the erection of said house.

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 sale or sales and to divided the same at any time 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.

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 Hext M. Perry, Trustee, his successors, Heirs and Assigns forever.

And we do hereby bind ourselves and our Heirs, Executors and Administrators to warrant and forever defend all and singular the said Premises unto the said Hext M. Perry, Trustee, his successors, Heirs and Assigns, against us and our Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness our hands and seals this Thirtieth day of April in the year of our Lord one thousand nine hundred and forty in the one hundred and 64th. year of the Independence of the United States of America.