

Title to Real Estate by a Corporation - Prepared by Haynsworth & Haynsworth, Attorneys at Law, Greenville, S. C.

WHEREAS, the membership of the Augusta Road Baptist Church, a corporation, by resolution duly adopted at a congregational meeting (duly called and held) on January 21, 1951, authorized the undersigned Trustees of said Church to convey the property hereinafter described to Augusta Heights Baptist Church for the consideration of Ten Thousand (\$10,000.00) Dollars

KNOW ALL MEN BY THESE PRESENTS That AUGUSTA ROAD BAPTIST CHURCH a corporation chartered under the laws of the State of South Carolina and having its principal place of business at Greenville, in the State of South Carolina, for and in consideration of the sum of Ten Thousand and No/100ths (\$10,000.00) dollars,

to it in hand duly paid at and before the sealing and delivery of these presents by the grantee(s) hereinafter named, (the receipt whereof is hereby acknowledged), has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto AUGUSTA HEIGHTS BAPTIST CHURCH, its successors and assigns:

All that certain piece, parcel or lot of land, situate lying and being in the City of Greenville, County of Greenville, State of South Carolina, on the Western side of Augusta Road, and being designated as Lot No. 1 of McDaniel Property on a plat recorded in the R.M.C. Office for Greenville County, South Carolina, and having the following metes and bounds, to wit:-

BEGINNING at an iron pin on the edge of the Augusta Road, corner of lot formerly belonging to W. R. Lupo, and running thence along Lupo's line S. 80-00 W. 416 feet to an iron pin in the Old Augusta Road; thence along the Old Augusta Road S. 5-52 W. 242.5 feet to a bend; thence continuing along the Old Augusta Road S. 1-45 E. 100 feet to corner of Lot No. 2; thence along line of Lot No. 2 N. 60-45 E. 578 feet to Augusta Road; thence along Augusta Road N. 29-15 W. 150 feet to the beginning corner.

ALSO

All that other piece, parcel, or lot of land situate in Greenville County, South Carolina, and adjoining the property above described, having the following metes and bounds, to wit:-

BEGINNING on the Western side of the Augusta Road, corner of the above described lot, and running thence S. 80-00 W. 416 feet to an iron pin on the Eastern side of Old Augusta Road; thence along the Eastern side of said Old Augusta Road N. 6-20 E. 112 feet to an iron pin; thence along line of property now or formerly of W. R. Lupo N. 80-48 E. 374.5 feet to an iron pin on the Western side of the Augusta Road; thence along the Western side of said Augusta Road S. 15-32 E. 102.5 feet to an iron pin, the beginning corner, and containing 0.95 acres, more or less.

It is understood and agreed between the parties hereto that the above described property is conveyed subject to the restrictive covenant that said property shall be used only for church purposes, the said church to be a Baptist church cooperating with the Greenville Baptist Association, and should said property ever be used for other than the purposes hereinbefore set forth, the grantor herein shall be entitled to relief by way of injunction against such violation. It is further understood and agreed, however, that the grantor's rights under this provision are and shall be subordinate to the rights of intervening lien creditors and persons or corporations deriving title through or under them.

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(s) hereinabove named, and its successors, heirs and assigns forever.

And the said granting corporation does hereby bind itself and its successors to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and its successors, heirs and assigns, against itself and its successors, and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

In witness whereof the said granting corporation has caused its corporate seal to be hereunto affixed and these presents to be subscribed by its duly authorized officers,

on this the 31st day of March in the year of our Lord one thousand, nine hundred and fifty-one and in the one hundred and seventy-fifth year of the Sovereignty and Independence of the United States of America.

Signed, sealed and delivered in the presence of: Ralph W. Drake, J. Milton Williams, STATE OF SOUTH CAROLINA, County of GREENVILLE

AUGUSTA ROAD BAPTIST CHURCH (L. S.) By A. G. Cox AS TRUSTEE and W. H. Richardson, Sr. AS TRUSTEE and D. C. LeGrand AS TRUSTEE

PERSONALLY appeared before me Ralph W. Drake and made oath that he saw A. G. Cox as Trustee W. H. Richardson, Sr. and D. C. LeGrand as Trustees of AUGUSTA ROAD BAPTIST CHURCH 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 J. Milton Williams, witnessed the execution thereof.

SWORN to before me this 31st day of March, 1951 A. D., 19 51 J. Milton Williams (L. S.) Notary Public for South Carolina.

Ralph W. Drake

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