

CHURCH OF GOD WARRANTY DEED (Local)

State of South Carolina Greenville County (Five Thousand and No/100 Dollars)

KNOW ALL MEN BY THESE PRESENTS, That, for and in consideration of the sum of \$ 5,000.00

cash, and the further consideration of receipt being acknowledged in full,

and in hand paid to grantors by the grantees named in this conveyance, We, Odis E. Little and Bette H. Little the said

grantors do GRANT, BARGAIN, SELL and CONVEY unto grantees, John Smith James Hunter, and

Horace Mauldin, as Trustees, and constituting the Local Board of Trustees of the Church of God at 823 Woodside Avenue in the City of Greenville, in Greenville County, South Carolina, the following described lands lying, being and situated in Greenville County, South Carolina,

described as follows, viz: All that piece, parcel or lot of land, with all improvements thereon, situate lying and being on the southern side of Pemberton Drive, and being shown and designated as Lot 3 of Montroyal Hills according to a plat thereof by Piedmont Engineering Service dated August, 1957, recorded in the R.M.C. Office for Greenville County in Plat Book KK at page 111, reference to which is hereby craved for a more particular description thereof.

This conveyance is subject to all restrictions, zoning ordinances, setback lines, roads or passageways, easements and rights of way, if any, affecting the above described property.

TO HAVE AND TO HOLD unto the said John Smith James Hunter, and Horace Mauldin, as

Trustees and constituting the Local Board of Trustees of the Church of God at 823 Woodside Avenue in the City of Greenville, in Greenville County, South Carolina, and to their successors in trust, and assigns forever, and subject alone to the following limitations:

The said Local Board of Trustees shall hold title to, manage and control the said real estate for the general use and benefit of the Church of God, having its general headquarters in Cleveland, Tennessee, and for the particular use and benefit of the local congregation of the said Church at 823 Woodside Avenue, Greenville, S. C.

The said Local Board of Trustees shall have full right, power and authority to sell, exchange, transfer and convey said property, or to borrow money and pledge the said real estate for the repayment of the same, and to execute all necessary deeds, conveyances, etc. provided the proposition shall first be presented to a regular or called conference of the said local church, presided over by the State Overseer of the Church of God, or one whom he may appoint, and the project approved by two-thirds of all members of the said local congregation present and voting.

If the local congregation at the place above designated shall at any time cease to function or exist, then said Trustees shall hold title to said real estate for the Church of God generally in the state where said real estate is located; and said Trustees shall convey the said real estate upon demand to the State Board of Trustees of the Church of God in said state, which said State Board shall be authorized to either use said real estate, or the proceeds derived from the sale of same (said State Board being authorized to sell and convey the said real estate at any time after title is vested in it), for the use and benefit of the church in that state generally; or the founding of another Church of God in the same state, or for the promotion of one already existing.

If at any time the Local Board of Trustees shall cease to exist or to perform its duties, then the State Overseer of the State in which said real estate is located, shall have the power to declare all offices on the said board vacant, and the State Board of Trustees of the Church of God for that state shall automatically then hold title.

The limitations set forth herein are those appearing in the Minutes of the 49th General Assembly of the Church of God held at the Ellis Auditorium, Memphis, Tennessee, August 14-18, 1962.

And we do, for ourselves and our heirs, executors and administrators, covenant with the said John Smith, James Hunter, and Horace Mauldin, as

Trustees, and constituting the Local Board of Trustees of the Church of God at 823 Woodside Avenue in the City of Greenville, in Greenville County, South Carolina, their successors in trust and assigns, that we are

lawfully seized in fee simple of said premises; that they are free from all encumbrances; and that we have a good right to sell and convey the same as aforesaid; that we will, and our

heirs, executors and administrators shall warrant and defend the same to the said John Smith James Hunter, and Horace Mauldin, at

Trustees, and constituting the Local Board of Trustees of the Church of God at 823 Woodside Avenue in the City of Greenville, in Greenville County, South Carolina, their successors in Trust, and assigns forever, against the lawful claims of all persons.

In witness whereof we have hereunto set our hands and seals, on this the 15th day of May, 1974.

Witness to signatures: Lucille Causey, Bette J. Moore, Odis E. Little, Bette H. Little (SEAL) Greenville County Stamps Paid \$ 5.50 Act No. 380 Sec. 1 (SEAL)

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