

CHURCH OF GOD WARRANTY DEED

(Local)

VEL 1213 PAGE 971

State of South Carolina

Greenville County

Dollars (\$15,000.00)

KNOW ALL MEN BY THESE PRESENTS.

That, for and in consideration of the sum of \$Fifteen Thousand

cash, and the further consideration of gift of Grantor equal to Seven Thousand Dollars (\$7,000.00)

receipt being acknowledged in full,

and in hand paid to grantors by the grantees named in this conveyance, Wallace F. Case

the said grantors do GRANT, BARGAIN, SELL and CONVEY unto grantees, E. C. Trammell

M. Jack Pyeatt, and

Bill Trammell, as Trustees, and constituting the Local Board of Trustees of

the Church of God at Tremont Avenue, 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 in Greenville Township, Greenville County, State of South Carolina being known and designated as Lot 8 Block H on a plat of property of Melrose Land Company, recorded in Plat Book A, Page 157, RMC Office for Greenville County, and having according to Survey and Plat thereof prepared by Pickell & Pickell, Engineers, January 24, 1945, the following metes, bounds, courses and distances, to-wit:

BEGINNING at an iron pin on the south side of Tremont Street, at corner of Lot 9, which point is 100 feet in an easterly direction from Walnut Street; and running thence with Tremont Street N 58-45 E 50 feet to an iron pin, corner of Lot 7; thence with the line of that Lot S 31-15 E 140 feet to an iron pin on a 10 foot alley; thence with said alley S 58-45 W 50 feet to an iron pin, corner of Lot 9; thence with the line of that Lot N 31-15 W 140 feet to the beginning corner.

(DERIVATION ON PAGE TWO) TO HAVE AND TO HOLD unto the said E. C. Trammell

M. Jack Pyeatt, and Bill Trammell, as

Trustees and constituting the Local Board of Trustees of the Church of God at Tremont Avenue, in

Greenville County, South Carolina, and to their successors in trust, and assigns forever, and subject alone to the following limitations: 14-235-107-8-14

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 Tremont Avenue

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 described 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 ERB Auditorium, Memphis, Tennessee, August 14-18, 1962.

And we do, for my heirs, executors and administrators, covenant with the

said E. C. Trammell, M. Jack Pyeatt, and Bill Trammell, as

Trustees, and constituting the Local Board of Trustees of the Church of God at Tremont Avenue

in Greenville County, South Carolina, their successors in trust and assigns, that I am

lawfully seized in fee simple of said premises; that they are free from all encumbrances;

and that I have a good right to sell and convey the same as aforesaid; that I will, and by

heirs, executors and administrators shall warrant and defend the same to the said E. C. Trammell

M. Jack Pyeatt, and Bill Trammell, as

Trustees, and constituting the Local Board of Trustees of the Church of God at Tremont Avenue

in Greenville County, South Carolina, their successors in Trust, and assigns forever, against

the lawful claims of all persons.

In witness whereof I have hereunto set my hand and seal on this the 15th day

of May, 1984.

Witness to signatures: (Wallace F. Case) (SEAL)

(SEAL)

(SEAL)

(SEAL)

(SEAL)

(SEAL)

(SEAL)

(Instructions:—This deed must be signed, acknowledged and registered in accordance with the laws of the State where the property is located)

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