

CHURCH OF GOD WARRANTY DEED

(Local)

Vol 1214 Page 07

State of South Carolina

Greenville County

KNOW ALL MEN BY THESE PRESENTS,

That, for and in consideration of the sum of \$ One Dollar (\$1.00)

cash, and the further consideration of properly titling property owned by Grantor

, receipt being acknowledged in full,

and in hand paid to grantors by the grantees named in this conveyance, We, Tremont Avenue Church of God, by its duly authorized Officers

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 certain piece, parcel or lot of land lying and being in the County of Greenville, South Carolina, known as lot 2, Block E of Melrose Subdivision, as shown on plat recorded in the REC Office for Greenville County, South Carolina, in Plat Book A, Page 157, reference being made to said plat for a metes and bounds description of said property. ALSO, all that other lot of land in Greenville Township, Greenville County, South Carolina, known as Lot 3, Block E. of Melrose Subdivision as shown on a plat recorded in the REC Office for Greenville County, South Carolina, in Plat Book A, Page 157, reference being made to said plat for a metes and bounds description of said property.

14-235-107-7-16, 17

DERIVATION: This being the same property conveyed to Grantor herein by deed of Sara C. Clark as recorded in the REC Office for Greenville County, South Carolina, in Deed Book 1167, Page 380 on May 4, 1981.

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

Greenville County, South Carolina, and to their successors in trust, and assigns forever, and sub-

ject 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 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, mortgages, etc. provided the proposition shall first be presented to a regular or called conference of the said local church, presided over by the State Governor 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 that state, which said State Board may 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 Governor of the State in which said real estate is located, shall have the power to declare all officers of the said local church, 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 4th General Assembly of the Church of God held at the Ellis Auditorium, Memphis, Tennessee, August 14-18, 1922.

And we do, for Grantor and Grantor's successors, 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 Grantor is

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

and that it has HAVE a good right to sell and convey the same as aforesaid; that it will, and its

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 it has hawhereunto set its hand and seal, on this the 15th day

of May, 1984.

Witness to signatures:

Robert C. Vance
Sarah Rice Dinsley

TREMONT AVENUE CHURCH OF GOD (SEAL)

By: E. C. Trammell (SEAL)

M. Jack Pyeatt (SEAL)

Bill Trammell (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.)