

Benj. F. Perry as Trustee of the State of South Carolina  
 To Read Est. Fild County of Greenville  
 Main Street Real Estate Co. Whereas Julius C. Smith of  
 the said County and State did on the 26<sup>th</sup> day of  
 May 1890 sell and convey unto me as Trustee  
 of certain tract of land hereinafter described  
 the deed of conveyance for which is recorded in  
 the Office of the Register of Messrs Conveyances for  
 the said County and State in Vol XX page 590  
 And Whereas the purchase money of such tract was  
 furnished and paid in various proportions by  
 the said B. F. Perry, W. H. Gibreath, E. P. M. Kissick,  
 R. J. Nellams, J. Allender Mooney, J. F. Richardson  
 and Lewis W. Parker and the said Julius C. Smith  
 And Whereas at the time of such conveyance the  
 said B. F. Perry executed a certain deed or decla-  
 ration of trust wherein I the said B. F. Perry did  
 agree to accept the said conveyance as Trustee for  
 the parties above mentioned and to hold the said  
 premises in the trust and confidence, that I the  
 said B. F. Perry would accept and receive the  
 rents and profits thereof for them until such  
 time as said deed of trust provided; and in  
 the further trust and confidence that I the said  
 B. F. Perry would upon the request of the said pa-  
 rties convey the said premises or any part there-  
 of to such joint stock company or corporation  
 as may be hereafter formed by them or to any  
 party or parties to be by them designated said deed  
 of trust being hereto annexed and to be with this  
 deed recorded.

And Whereas there was chartered at a subsequent  
 date a corporation known as the "Main Street  
 Real Estate Company," said corporation being  
 composed of the parties hereinbefore mentioned  
 and being the same corporation intended at the  
 time of such conveyance from the said Julius C.  
 Smith to me to be by them formed.

And Whereas it is now desired by the said par-  
 ties as evidenced by their request to me in con-  
 tinuing found upon the said deed of trust hereto  
 referred to that I execute a deed to such  
 corporation of the premises heretofore referred to

in accordance with the terms of trust upon which  
 the said conveyance was made to me.  
 Now know all men by these presents that I the said  
 Benj. F. Perry of the said County and State in my ca-  
 pacity as Trustee as aforesaid and in my own indi-  
 vidual right and name for and in consideration of  
 the sum of Thirty Thousand Dollars to me in hand paid  
 at and before the sealing of these presents by the Main  
 Street Real Estate Company in the State aforesaid  
 (The receipt whereof is hereby acknowledged) have gra-  
 nted bargained sold and released and by these pres-  
 ents do grant bargain sell and release unto the  
 said Main Street Real Estate Company all that  
 certain piece parcel or lot of land and all my right  
 title and interest therein situated lying and being  
 in the City and County of Greenville in the State afo-  
 resaid and having the following lines metes and  
 bounds to wit: Beginning at the North West corner of  
 Main and North Streets and running thence with  
 Main Street 118 & Four Hundred and Sixty eight (468)  
 feet to a stake at the corner of College Street; thence  
 with College Street 106 1/2 & Two Hundred and Forty  
 six feet to a stake at the corner of Laurens Street  
 thence 818 & Four Hundred and Thirty five (535) feet to  
 a stake North Street thence with North Street Two Hundred  
 and Thirty six (236) feet to the beginning corner  
 containing Two and Seven tenths (2 7/10) acres more or  
 less It being as already said the same lot convey-  
 ed to me by Julius C. Smith the deed whereof as  
 aforesaid has been recorded.

Together with all and singular the Right Mem-  
 bers Hereditaments and Appurtenances to the  
 said premises belonging or in anywise inci-  
 dent or appertaining  
 To Have and to Hold all and singular the said  
 premises unto the said Main Street Real Estate  
 Company its successors and assigns forever  
 And I do hereby bind myself and my Heirs  
 Executors and Administrators to warrant and  
 forever defend all and singular the said  
 premises unto the said Main Street Real Estate  
 Company its successors and assigns forever  
 against me and my Heirs Executors and Administrators