

(Deed )

State of South Carolina,  
County of Greenville.

Whereas I, D.D. Davenport, of the town of Greer, in said County and State, desire to perpetuate the memory of my beloved wife Martha Davenport by creating some organization which may be useful for many years.

Now, therefore, know all men by these presents that I, the said D.D. Davenport, in consideration of the premises and in consideration of the sum of one dollar to me in hand paid at and before the sealing and delivery of these presents by the trustees hereinafter named (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released and by these presents do grant, bargain, sell and release unto

C.O. Allen,  
W.C. Beacham,  
Frederica C. Charlotte,  
B.E. Geer,  
E.A. Gilfillin,  
Rhoda L. Heynsworth,  
L.B. Houston,  
L.O. Patterson,  
A.R. Wood.

and their successors in office and assigns, all that certain lot, piece or parcel of land situate, lying and being in the State of South Carolina and County of Greenville, in the Fourth Ward of the City of Greenville, having the following metes and bounds, to-wit: Beginning at a stake on the north-west corner of McBee Avenue and Irvine Street (formerly known as McBee Street), and running thence along said McBee Avenue N. 74° W. one hundred and two (102) feet, more or less, to a stake on corner of lot belonging to estate of Alfred J. Moseley, deceased; thence along line of last mentioned lot N. 16° E. one hundred and seventy (170) feet, more or less, to a stake on line of lot belonging to Mrs. Long; thence along line of last mentioned lot S. 74° E. one hundred and two (102) feet, more or less, to a stake on the west side of Irvine Street; thence along Irvine Street S. 16° W. one hundred and seventy (170) feet, more or less, to the beginning corner; this being the same tract of land conveyed to me, the said D.D. Davenport, by W.C. Humphreys by deed bearing date the ninth day of April, 1901, and recorded in the office of the Register of Mesne Conveyances for said County and State on the tenth day of April, 1901, in Deed Book "GGG", at page 846.

And for the consideration aforesaid, I, the said D.D. Davenport, do hereby give, transfer, assign and set over and in plain and open market deliver unto the same Trustees hereinabove named the sum of Thirty-two thousand dollars.

Together with all and singular the rights, members, hereditaments and appurtenances to the said real and personal property belonging or in anywise incident or appertaining.

To have and to hold the real and personal property hereinabove described unto the grantees hereinabove named and their successors in office and assigns forever;

In trust, nevertheless, as to the whole and every part of said real and personal property, to and for the following uses and purposes, to-wit:

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1. In trust to keep the said property invested as at present or at their discretion to invest the same in such property or securities, real or personal, as they in their judgment may deem proper and expedient, and at their absolute discretion from time to time to change and vary investments and reinvestments, this power to be exercised repeatedly, and as often as they may consider necessary or advisable, with full power and authority also in and to the said trustees and their successors in the trust, or a majority of those who may at any time be trustees hereunder, at their absolute discretion in all respects, to sell said real and personal property, and any part or parts thereof, and any other real or personal property which may at any future time constitute any portion of said trust fund, at public or private sale, with or without advertisement, on such terms, at such times, and to such persons or corporations as said trustees may think best, and to transfer the same freed from all trusts and limitations; and in case of the sale of real estate, to execute and deliver good and sufficient deeds of conveyance therefor to the purchasers thereof, and to accept mortgages upon the whole or any portion thereof to secure the whole or any part of the purchase money therefor, and to collect, enforce and satisfy such mortgages; without responsibility upon the purchasers to see to the application, non-application or misapplication of the purchase money therefor: provided, that it shall be the duty of said trustees, if the real estate above described be sold, to reinvest the proceeds of such sale, or such portion thereof as they may deem sufficient for the purpose, in other property in the City of Greenville, in said County and State, to be used for the same purposes.

2. In trust to devote said fund to the erection (as soon as possible) and to the maintenance of a home to be known as the "Martha Davenport Home", wherein suitable and sufficient board, lodging and medical and dental attention may be furnished at actual cost to working girls amid healthful and pleasant surroundings; and for that purpose the said trustees shall organize by deciding, by lot or otherwise, the respective terms of each trustee, two of them shall serve for two years from this date, two for three years, two for four years, two for five years and one for six years, and until their respective successors shall be elected and qualify; and their respective successors shall from time to time be elected for terms of six (6) years each (and until their respective successors are elected and qualify) by said board, who shall have power to fill, for the unexpired terms, all vacancies occurring through death or resignation or otherwise, so that, so far as practicable, the number of members of said board shall always be nine (9); provided that one or more of said nine trustees shall always be a resident of the Town of Greer or its immediate environs; and provided, further, that two or more of said nine trustees shall always be women. Said trustees, who shall receive no compensation for their services, shall always have power to make such rules and regulations, not inconsistent with the laws of said State, as they may consider best for the management of said home and of said fund, and to alter and repeal the same at pleasure; and they may organize themselves into an eleemosynary corporation and may dissolve the said corporation if either or both these steps may appear to conduce to the better management thereof; and the entire control and management of said home and of said fund shall be in the hands and at the discretion of said trustees, who may employ such agents as they may think best to assist them and dismiss said agents at pleasure, and may also receive and hold, subject to the limitations and for the purposes herein stated, any and all other property, real or personal, or both, which may be acquired by said trustees, by purchase, gift, devise, bequest- or in any other manner.

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