TITLE TO REAL ESTATE.

WALKER, EVANS & COGSWELL CO., CHARLESTON, S. C. 15679

THE STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE.

KNOW ALL MEN BY THESE PRESENTS, That I, B.E. Geer, of the City and County of Greenville

in the State aforesaid,

in consideration of the sum of

One ($1.00) Dollar

and other valuable considerations

to me in hand paid

at and before the sealing of these presents by American Bank & Trust Company, a corporation created under the laws of the State of South Carolina

(the receipt whereof is hereby acknowledged), have Granted, Bargained, Sold and Released, and by these presents do Grant, Bargain, Sell and Release unto the said American Bank & Trust Company, as Trustee, All that certain piece, parcel or tract of land situate, lying and being in the County of Greenville, State of South Carolina on what is known as Faris Road, and having the following metes and bounds, to-wit:

Beginning at an iron pin in the center of said Faris Road and running thence with the center of said road N. 70 E. 248 feet to an iron pin; thence with the line of another road between this property and Augusta Circle property, S. 71-40 E. 266.3 feet to an iron pin; thence continuing with said road, S. 70-55 E. 505 feet to an iron pipe; thence S. 12-00 W. 768.3 feet to an iron pipe; thence N. 41-20 W. 1217 feet to the beginning corner, containing Ten (10) acres, more or less, and adjoining lands of Augusta Circle property and other lands of the grantor, and being the same tract of land conveyed to me by F.C. Lupo by his deed dated September 26, 1922; recorded in R.M.C. Office for Greenville County in Volume 75, page 408.

Also:-

All that certain piece, parcel or tract of land situate, lying and being in the County of Greenville, State of South Carolina, on what is known as Faris Road, and having the following metes and bounds, to-wit:

Beginning at a point in the center of Faris Road, corner of above described tract, thence with line of same S. 41-10 E. 1616 feet to an iron pipe on line of land now or formerly of Jenkinson; thence with Jenkinson's line S. 55-43 W. 530 feet to iron pipe; thence N. 41-10 W. 1227.4 feet to iron pipe, corner of a five (5) acre tract conveyed to L.W. Faris by B.E. Geer; thence along the line of same N. 29-0 W. 102.4 feet to an iron pipe, corner of Sarah R. West's property; thence with West's line N. 61-0 E. 130 feet to an iron pipe; thence continuing with West's line N. 28-50 W. 377 feet to center of Faris Road; thence with center of Faris Road N. 69-50 E. 319 feet to the point of beginning, less however, lot heretofore conveyed by L.W. Faris to C.D. West (deed not yet recorded) described as follows: Beginning at iron pin on the east side of Faris Road, 200 feet from the beginning corner in the above described lot; thence S. 35-39 E. 256.3 feet to iron pin; thence N. 56-47 E. 126.7 feet to iron pin; thence N. 41-10 E. 233.7 feet to pipe on East side of Faris Road; thence along the East side of said Road, S. 69-50 E. 108.2 feet to the beginning corner. The above described tract is composed of 17.3 acres of a larger tract conveyed to me by L.W. Faris by deed dated June 6, 1922, and recorded in R.M.C. Office for Greenville County in Volume 89, page 55, and also a lot on the South side of Faris Road conveyed to me By L.W. Faris, by deed dated December 5, 1922, and recorded in R.M.C. Office for Greenville County in Volume 87, page 85.

Together with all and singular the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in anywise incident or appertaining.

To have and to hold all and singular the premises before mentioned unto the said American Bank & Trust Company, as Trustee, its successors and assigns forever, upon the following trust, to-wit:- To hold said lands and to sell and convey the same as a whole or in parcels as may be deemed advisable, for cash, or partly for cash and part on credit, and after paying all expenses incurred in the execution of this trust, including taxes, to pay over the balance of the proceeds of said sale to me, the said B.E. Geer, my executors, administrators or assigns. The purchaser or purchasers of said lands to be under no obligation to see to the application of the purchase money or any part thereof.

~~TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging, or in anywise incident or appertaining.~~

~~TO HAVE AND TO HOLD, all and singular, the said premises before mentioned, unto the said~~

~~heirs and assigns, forever.~~

AND I myself, my

do hereby bind heirs, executors and administrators, to warrant and forever defend, all and singular, the said premises unto the said American Bank & Trust Company, as Trustee, its successors

~~heirs~~ and assigns, against Mr. and Mrs. heirs, and against every person whomsoever lawfully claiming or to claim the same, or any part thereof.

WITNESS My hand and seal, this first day of January in the year of our Lord one thousand nine hundred and twenty-three and in the one hundred forty-seventh year of the Sovereignty and Independence of the United States of America.

Signed, sealed and delivered in the presence of

J. D. McCullough — B. E. Geer (L. S.)
John L. Plyler (L. S.)
(L. S.)
(L. S.)
(L. S.)

Revenue Stamps Cancelled — Dollars 29 — Cents

STATE OF SOUTH CAROLINA,
County of Greenville.

PERSONALLY appeared before me, J. D. McCullough and made oath that he saw the within named B. E. Geer sign, seal, and as his act and deed, deliver the within written Deed; and that he, with John L. Plyler witnessed the execution thereof.

SWORN to before me, this first day of January A. D. 1923
John L. Plyler (L. S.) Notary Public for S. C.
J. D. McCullough

STATE OF SOUTH CAROLINA,
County of Greenville.

RENUNCIATION OF DOWER

I, John L. Plyler Notary Public for S.C. do hereby certify unto all whom it may concern, that Mrs. Rena R. Geer wife of the within named B. E. Geer did this day appear before me, and, upon being privately and separately examined by me, did declare that she does freely, voluntarily and without any compulsion, dread or fear of any person or persons whomsoever, renounce, release and forever relinquish unto the within named American Bank & Trust Company, as Trustee, its Successors and Assigns, all her interest and estate, and also all her right and claim of Dower of, in or to all and singular the Premises within mentioned and released.

GIVEN under my hand and seal, this first day of January A. D. 1923
John L. Plyler (L. S.) Notary Public for S. C.
Rena R. Geer

Recorded March 16th 1923

END OF DOC