

State of South Carolina,
County of Greenville.

Know all men by these presents, That I, L.W. Faris, in the State aforesaid, in consideration of the sum of Five (\$5.00) Dollars to me in hand paid at and before the sealing of these presents by John P. Stewart, as trustee (the receipt of which is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said John P. Stewart as trustee, all that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, on the North side of S. Main Street, and being known and designated as Lots #13, 14, 15, 25, 26 and 27 as shown on plat recorded in the R.M.C. Office for Greenville County, in Plat Book "E" at page 146, and having the following metes and bounds according to survey made by C.M. Furman, Jr., Engineer, September 8, 1925:

Beginning at a point on the North side of S. Main Street, which point is 130 feet East of the Northeast corner of Main and River Streets, and is the Southeast corner of a brick wall, and running thence along the Eastern face of said wall and on, N. 10-21 W. 131.8 feet to an iron pin on Chicora Street; thence with the Southern side of Chicora Street N. 80-15 E. 75 feet to an iron pin; thence S. 10-15 E. 138.8 feet to a point on S. Main Street, the Southeast corner of a brick wall, and joint corner of Lots #12 and 13; thence along the Northern side of S. Main Street N. 84-30 W. 75 feet to the beginning corner.

TOGETHER with the right to tie to the brick wall of S.L. McBee's building to the west of the above described property, and the further right to raise said wall as outlined in conveyance of S.L. McBee to L.W. Faris, dated June 25, 1925, and recorded in the R.M.C. Office for Greenville County in Vol. 111 at page 140.

The above being the same lots conveyed to me by Laurie H. McGhee June 3, 1925, said deed being recorded in the R.M.C. Office for Greenville County in Vol. 103 at page 137.

Subject, however, to the terms and conditions of the mortgage from me to Mortgage Guarantee Company of America, which mortgage is recorded in Mortgage Book 194 at page 255, the payment of which is expressly assumed by the grantee herein.

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 John P. Stewart, as trustee, his successors, heirs and assigns forever.

In trust, nevertheless, for the following uses and purposes and upon the following conditions: That said trustee is to hold the legal title to the property herein conveyed in fee simple, and is to have absolute and complete power and authority to rent, improve, mortgage, exchange, barter, sell and convey, and do any and all other things with said property which he desires to do, without any limitations whatsoever, as fully and completely as if he owned the same in his own right without obtaining further authority from the grantor herein or from any other source whatsoever. The trustee, however, is to account to Mortgage Guarantee Company of America of Atlanta, Georgia, Incorporated, for all rents, profits, property or other things whatsoever obtained by the trustee by, through or under his dealing with the property herein conveyed showing in detail all debits and credits in such account, which property is held in trust absolutely for the benefit of the said beneficiary. Any person dealing with the trustee shall not be required to look beyond this instrument for further authority for any acts of the trustee; and shall not be required to follow and see to the application of any proceeds paid into the hands of the trustee, the trustee alone being accountable to the beneficiary.

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The trustee may, at any time, terminate this trust by conveying this property to the Mortgage Guarantee Company of America or its assigns, and upon such conveyance, or upon a complete accounting to the beneficiary after the trustee has conveyed the property to any other grantee, the trust shall be terminated and ended, and the trustee relieved of further liability. Should the trustee die without having disposed of the property or should he discontinue acting for any other reason, the beneficiary, Mortgage Guarantee Company of America, or its assigns, is hereby authorized and empowered to appoint a trustee to succeed the trustee herein appointed and such successor when duly appointed shall have the same rights and power as those conferred upon the trustee herein named, and shall hold the fee simple title as fully and completely as the trustee herein named.

And I do hereby bind myself, my heirs, executors and administrators to warrant and forever defend all and singular the said premises unto the said John P. Stewart, as trustee, his heirs and assigns, against me and my heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness my hand and seal, this third day of December, in the year of our Lord one thousand nine hundred and twenty-eight in the one hundred and fifty third year of the Independence of the United States of America.

Signed, sealed and delivered
in the presence of:

Wilton H. Earle,

L.W. Faris (L.S.)

Mary Berry.

State of South Carolina,
County of Greenville.

Personally appeared before me, Wilton H. Earle and made oath that he saw the within named L.W. Faris sign, seal and as his act and deed deliver the within written deed, and that he with Mary Berry, witnessed the execution thereof.

Sworn to before me this 3rd.

day of December, 1928.

Wilton H. Earle

Mary Berry (L.S.)

Notary Public for S.C.

State of South Carolina,
County of Greenville.

RENUNCIATION OF DOWER.

I, W.H. McKinney, do hereby certify unto all whom it may concern that Mrs. Grace W. Faris, the wife of the within named L.W. Faris, 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 John P. Stewart, as trustee, his heirs and assigns, all her interest and estate, and also all her right and claim of Dower, in or to all and singular the premises within mentioned and released.

Given under my hand and seal this 3rd.

day of December, 1928.

Grace W. Faris

W.H. McKinney (L.S.)

Notary Public for S.C.



Recorded December 11th, 1928 at 12:00 M.

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