

THE STATE OF SOUTH CAROLINA,

COUNTY OF GREENVILLE.

KNOW ALL MEN BY THESE PRESENTS, That Mechanics Building and Loan Association,

a corporation chartered under the laws of the State of South Carolina, and having its principal place of business at Greenville in the State of South Carolina, for and in consideration of the sum of Ten and no/100 (\$10.00) DOLLARS,

to it in hand duly paid at and before the sealing and delivery of these presents by the grantee, hereinafter named (the receipt whereof is hereby acknowledged), has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto D. R. Cain, as Trustee, his successors and assigns, forever:

(1) All that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, on the East side of North Main Street, in the City of Greenville, in the block between Coffee Street and Washington street, having a frontage of twenty-five (25) feet on Main Street, and a depth along parallel lines of eighty-five (85) feet to an alley in the rear, bounded on the north by lands of the Couble Estate, on the east by said alley, on the south by lot formerly of Whitmer Symmes, and now or formerly belonging to G. L. Muckenfuss, and on the west by Main Street. Being Lot No. 3, of the property of Martha A. Carson, deceased. This is one of the lots described in deed from H. M. Shumate to Margaret Jane Shumate, dated April 16, 1897, and recorded in Vol. DDD, page 88, R.M. C. office for Greenville County, and is one of the lots in which said H. M. Shumate deeded to Helena C. Poole, his undivided one-third interest, the other two-thirds, of which she inherited from her mother, the said Margaret Jane Shumate, who departed this life intestate in July 1903, and leaving as her only heirs at law the said Helena C. Poole, and H. M. Shumate, said deed of H. M. Shumate to Helena C. Poole being dated Sept. 1904, and recorded in Vol. MNN, page 61. This being the same property conveyed to Mechanics Building and Loan Association by Helena C. Poole, by deed dated Sept. 18, 1931, and recorded in Vol. 161, page 861.

(2) Also, all that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, situate on the East side of South Main Street, in the City of Greenville, and described as follows:

Beginning at a stake on the East side of South Main Street, and runs thence S. 72 1/2 E. 152 1/2 feet, more or less, to a 16-foot alley; thence with said alley S. 17 1/2 W. 24 feet to a stake; thence N. 72 1/2 W. 152 1/2 feet, more or less, to a stake on South Main Street; thence with said Street N. 17 1/2 E. 24 feet to the beginning corner, being the same lot conveyed to S. O. Skelton by deed recorded in Vol. 71, page 328, R. M. C. office for Greenville County, and conveyed by said S. O. Skelton to Mechanics Building and Loan Association by deed dated October 27, 1931, and recorded in Vol. 162, page 865.

(3) Also, all that certain lot of land situate on the East side of South Main Street, between Court and Broad Streets, in the City of Greenville, County and State aforesaid, and described as follows:

Beginning at a point on the South side of a brick wall on what is known as the Jennings Building at the corner of lot of A. L. Mills, and running thence in an easterly direction with Mills' line at right angles with Main Street, and along the South side of said brick wall 148 feet to a stake on line of J. Robert Martin; thence in a northerly direction parallel with Main Street 51.1 feet to stake on line of J. E. and Jane H. Serrine; thence in a westerly direction with line of Serrine's lot 148 feet to Main Street; thence with Main Street in a southerly direction 51.1 feet to the beginning corner; excepting, however, the 8 1/2 inch strip on the southern side of said lot conveyed to A. C. Walker by S. H. McGhee by deed dated March 20, 1920, and recorded in Book 65, page 65, R. M. C. office for Greenville County. The lot hereby conveyed was conveyed to A. C. Walker by G. Allen Banks, as Trustee, by deed dated March 16, 1923, and recorded in Book 85, page 265, R. M. C. office for Greenville County, and is the same lot conveyed to Mechanics Building and Loan Association by Emma H. St. Clair, individually and as Executor and Trustee under the will of A. C. Walker, deceased, and by the Peoples State Bank of South Carolina, as substituted Trustee under said will, by deed dated December 18, 1931, and recorded in the R. M. C. office for Greenville County in Vol. 164, page 306.

The above described lots are conveyed subject to the lien of certain notes and mortgages, as follows:

(1) Note and mortgage in the sum of \$30,000.00 executed by Helena C. Poole to J. F. Gallivan, and recorded in the R. M. C. office for Greenville County in Vol. 217, page 274, on which there is a balance due of \$29,000.00, said mortgage covering lot described as No. 1 above.

(2) Note and mortgage in the sum of \$5,500.00 executed by S. O. Skelton to New York Life Insurance Company, and recorded in the R. M. C. office for Greenville County in Vol. 64, page 16, said mortgage covering the lot described as No. 2 above; also note and mortgage in sum of \$35,000.00 given by grantor to S. O. Skelton;

(3) Note and mortgage in the sum of \$18,000.00 executed by S. H. McGhee to Metropolitan Life Insurance Company, dated Sept. 7, 1921, and recorded in mortgage Book 42, page 336, said mortgage covering lot described as No. 3 above.

(OVER)

In trust, however, for the following purposes:

(1) To collect thereon and profits arising from the above described property, and to apply same to the payment of taxes, fire insurance premiums, repairs and topayment of the interest and principal of the aforesaid mortgages, and topay over the surplus, if any to Mechanics Building and Loan Association, or its successors.

(2) To sell and convey any or all of the above described property, either for cash, or subject to the aforesaid mortgages, or for part cash and to take a purchase money mortgage for the balance, and the said Trustee is authorized and empowered to make and convey a good fee simple title to said property, free and clear of any and all trusts, and to turn over the proceeds of said sale to Mechanics Building and Loan Association, or its successors, but the purchaser or purchasers shall not be bound to see to the application of the proceeds.

(3) The trustee shall have power to mortgage any part or all of the above described property, with the written consent of said Mechanics Building and Loan Association, or its successors, which written consent shall appear by endorsement on said notes and mortgages. And should it be deemed advisable to terminate this trust, said trustee may re-convey said property, or any part thereof remaining unsold, to Mechanics Building and Loan Association, and thereby be relieved of any further responsibility under said trust.

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 grantee, hereinafter named, and S.A.I.D.

D. R. Cain, as Trustee, his successors and assigns forever.

And the said granting corporation does hereby bind itself and its successors to warrant and forever defend all and singular the said premises unto the grantee, hereinafter named, and S.A.I.D. said D. R. Cain, as Trustee, and his successors and assigns, against itself and its successors, and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

In witness whereof the said granting corporation has caused its corporate seal to be hereunto affixed and these presents to be subscribed by its duly authorized officers J. A. Russell, Vice-President and Z. A. Smith, Secretary and Treasurer,

on this 30th day of December in the year of our Lord one thousand nine hundred and thirty one and in the one hundred and fifty sixth year of the

Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of

Daisy Lee Butler  
F. L. Cheatham.

Mechanics Building and Loan Association,

By Jno. A. Russell (SEAL)  
and Z. A. Smith (SEAL)  
Secretary and Treasurer.

S. C. Revenue Stamps Cancelled, \$ \_\_\_\_\_ and \_\_\_\_\_ cents.  
No Stamps Trust Deed.

STATE OF SOUTH CAROLINA,  
County of Greenville

PERSONALLY appeared before me Daisy Lee Butler, and made oath that she saw J. A. Russell, as Vice President, and Z. A. Smith, as Secretary and Treasurer

of Mechanics Building and Loan Association, a corporation chartered under the laws of the State of South Carolina, sign, seal with its corporate seal, and as the act and deed of said corporation deliver the within written deed, and that she with F. L. Cheatham, witnessed the execution thereof.

SWORN to before me, this 30th day of December A. D. 1931  
F. L. Cheatham, (SEAL.)  
Notary Public for South Carolina.

Recorded December 31st 31 at 9:05 o'clock A. M.

END OF DEED