

The State of South Carolina,  
County of Greenville.

Know all men by these presents that we, Clara Nesbitt, James N. Nesbitt and Mills M. Nesbitt, of said County, in the State aforesaid, in consideration of the sum of one dollar to us in hand paid at and before the sealing of these presents by the grantee 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. Pauline Nesbitt all our and each of our right, title, interest, estate, claim and demand whatsoever, both at law and in equity, in and to all that certain lot, piece, or parcel of land situate, lying and being in the First Ward of the City of Greenville, in said county and state, having the following metes and bounds, to wit: beginning at the south-west corner of Rutherford and Echols Streets and running thence with Echols Street in a direction somewhat south of west 210 feet, more or less, to corner of W. A. Hudson lot; thence with the Hudson line in a direction somewhat east of south 100 feet, more or less, to corner of lot formerly belonging to the Protestant Episcopal Church (see deeds in Book "PPP" at pages 530 and 539); thence with line of church lot in a direction somewhat north of east 180½ feet, more or less, to Rutherford Street; thence with Rutherford Street almost north 100 feet, more or less, to the beginning corner, being known and designated as Lot 10 in Block 1, page 20, on City Block Book, and being the same conveyed by Kate B. Simpson to Mrs. Carrie H. Nesbitt by deed dated Nov. 20, 1912, and recorded in office of Register of Mesne Conveyance for said county in Book 21, at page 496; the said Carrie H. Nesbitt having departed this life intestate on October 26, 1937, leaving as her sole heirs and distributees the grantors and grantee herein, to whom said real estate descended by operation of the statute of distributions of said state; also all other real estate (if any) and personal property belonging to the estate of said intestate;

Together with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging, or in any wise incident or appertaining. To have and to hold all and singular the premises before mentioned unto the said grantee and her successors and assigns forever, in trust, nevertheless, to sell, exchange and in any other manner dispose of said property and any parts thereof at public or private sale, with or without advertisement, at such times and upon such terms as she may select, and to let the same; also to execute and deliver good and sufficient deeds and other papers transferring the same to the purchasers thereof and to accept mortgages upon the whole or any parts thereof to secure the payment of any portion of the purchase money therefor, without responsibility upon the purchasers to see to the application of the purchase money; also to borrow money (repeatedly, if deemed advisable) for any purpose and to mortgage and pledge real and personal property to secure the payment thereof; and to divide the proceeds of such sales (and any rent received) share and share alike among the grantors and grantee or their heirs, executors, administrators or assigns, respectively, freed of all trusts; provided that any personal property may be divided in kind if said trustee think such course advisable, instead of being sold.

And we do hereby bind ourselves and our heirs, executors and administrators to warrant and forever defend all and singular the said premises unto the said grantee, and her successors and assigns, against ourselves and our heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness our hands and seals, this third day of February, in the year of our Lord one thousand nine hundred and thirty-nine, and in the one hundred and sixty-third year of the independence of the United States of America.

Signed, sealed and delivered  
in the presence of

J. A. Scanlon

Mrs. Rachel Brown

Walter Perlinski

J. Adger Brown

Clara Nesbitt (L.S.)

James N. Nesbitt (L.S.)

Mills M. Nesbitt (L.S.)

The State of South Carolina,  
County of Greenville.

Personally appeared before me Mrs. Rachel Brown & J. Adger Brown and made oath that they saw the within named Mills M. Nesbitt & Clara Nesbitt sign, seal and as their act and deed deliver the within written deed, and that they witnessed the execution thereof.

Sworn to before me, this

14th day of February, A. D. 1939.

G. A. Ellis (L.S.)

Notary Public for South Carolina

J. Edgar Brown

Mrs. Rachel Brown