

State of Virginia
City of Richmond.

Known all men by these presents, That South Atlantic Investment Corporation, a corporation organized and existing under the laws of the State of Virginia, in consideration of the sum of Six Thousand (\$6,000.00) Dollars to it in hand paid at and before the sealing of these presents, by C. T. H. Corporation, (the receipt whereof is hereby acknowledged), has bargained, granted, sold and released, and by these presents do grant, bargain, sell and release unto the said C. T. H. Corporation, its successors or assigns, all that certain piece, parcel or lot of land described as follows:

All that certain piece, parcel or lot of land situate, lying and being in the County of Greenville, S. C., being at the Northwest intersection of Arlington Avenue and Sumner Street, and being known and designated as Lot No. 3, Block A, as shown on Plat of said property, recorded in Plat Book "A", Pages 122-23, known as No. 700 Arlington Avenue, and more particularly described as follows:

Beginning at the Northwest intersection of Arlington Avenue, and Sumner Street; thence with Sumner Street N. 17-0 E. 150.1 feet to an iron pin on Sumner Street, corner of the lot conveyed to Thos. H. Pope (now property of Helen B. Carter); thence N. 72-38 E. 75 feet to a point; thence S. 17-0 W. 150.1 feet to the Northern line of Arlington Avenue; thence along said line of Arlington Avenue S. 72-38 E. 75 feet to the point of beginning, and being the same property conveyed to South Atlantic Investment Corporation by I. E. Inman, Master of Greenville, County, S. C., by deed dated October 11, 1933, and recorded in the office of R. V. C. for Greenville County, S. C., in Vol. 189, at page 143.

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 C. T. H. Corporation, its successors or assigns, forever.

In trust nevertheless to be held, managed, sold, or otherwise disposed of, by the said party of the second part, as Trustee for the lawful owners and holders of Molding First Mortgage Corporation bonds of Series "SAW" and "NOB", as their several interests may appear; and the said party of the second part shall have full power to hold, and through its officers, agents and attorneys to use, manage, maintain, develop, improve, protect, operate, lease and demise and renew leases upon, encumber by mortgage or deed of trust, to grant easements upon and options to lease or purchase, on any terms, at any price, and in any manner, and either privately or by public auction to contract to sell and to sell, convey or transfer the said real estate, trade or exchange it for other real estate, or otherwise grant, alien or dispose of the same, or any part thereof, or interest therein, and in such manner and upon such terms and conditions as the same party of the second part may deem proper; and to make and execute, in its own name and with or without the addition thereto of the word "Trustee" or any reference in this instrument, as it may elect, good and sufficient deeds, leases, mortgages, deeds of trust or other instruments, contracts, or agreements of every kind, affecting said real estate and to deliver the same, to collect, hold, manage, handle, use, expend, and disburse the income from said real estate; to manage and operate and to remove, alter or replace, to keep in repair and keep insured and otherwise protected, the improvements thereon; and to deal with said real estate as if it were, and in every way exercise with respect thereto all the powers of, the fee simple owner thereof, in its own right; and the said party of the second part shall have the right and power to convey full legal and beneficial title to the said real estate as well as to grant any easement or lien thereon or term of years or other lesser interest therein, and no purchaser, mortgagee, trustee, deed of trust creditor or other lienor, lessee, grantee or other transferee or alienee of, or party to any contract or agreement concerning said real estate shall be under any duty to inquire into the validity, expediency or propriety of any such lease, encumbrance, sale, exchange, or other lien, grant, contract or agreement, or into the authority of the said party of the second part in any respect or particular, or to see to the application of the proceeds of any such sale, lien or encumbrance, grant, lease, exchange, or other contract or agreement made by the said party of the second part with respect to said real estate.

And it hereby binds itself, its successors or assigns to warrant and forever defend all and singular the said premises unto the said C. T. H. Corporation, its successors or assigns, against itself and its successors or assigns, and every person whosoever lawfully claiming or to claim the same or any part thereof.