

STATE OF SOUTH CAROLINA }
Greenville County }

Whereas, heretofore on August 1, 1927, S. W. Reams executed and delivered to the grantee herein as Trustee his certain mortgage deed of trust covering the property hereinafter described as security for certain notes of said S. W. Reams, dated August 1, 1927, in the aggregate principal amount of Twenty-Six thousand (\$26000.00) Dollars; and Whereas, default subsequently occurring in principal and interest, the said Trustee in February, 1932, in accordance with the powers conferred and duties imposed upon it, did institute foreclosure proceedings, and after due public advertisement said property was sold at public auction on said day in April, 1932, to C. W. Haynes, acting as Agent for The South Carolina National Bank of Charleston, deed for same, dated June 28, 1932, being made to C. W. Haynes, individually but for the benefit, of The South Carolina National Bank of Charleston, as Trustee for the noteholders, & this deed is now made for the purpose of carrying out said intent;

Now, therefore, know all men by these presents that

~~XXXXXXXXXXXXXXXXXXXXXXXXXXXX~~ I, C. W. Haynes,

in the State aforesaid

In consideration of the sum of Ten (\$10.00) Dollars and other valuable considerations,

XXXXXX,

to ~~me~~ paid by The South Carolina National Bank of Charleston, a corporation as Trustee,

In the State aforesaid, 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 The South Carolina National Bank of Charleston, a corporation, as Trustee, upon the terms and conditions hereinafter set forth:-

All that certain lot of land on West Washington Street, in the City of Greenville, County and State aforesaid, at the southeast corner of Washington and Madison Streets, containing the building known as the Cunningham Apartments, said lot having a frontage on West Washington Street of 66 feet, and running along Madison Street 150 feet; with rear line of 66 feet and a side line of 150 feet, rectangular in shape, being all that tract of land conveyed to S. W. Reams by Mattie Allen by deed made in 1927, and recorded in the office of the R. L. C. for Greenville County, in Book 126, at page 16, and to her by Sam R. Zimmerman in 1926, by deed recorded in said office in Book 104, at page 19; being the same lot conveyed to me by E. Inman, Master, by deed dated June 28, 1932, delivered herewith to be recorded.

(1) With full power to manage and control the said property, to collect the rents, and profits therefrom, and out of the proceeds to pay any and all taxes and insurance premiums and other necessary expenses, and make all necessary repairs, and if the rents and profits shall be insufficient to pay the taxes, insurance and other expenses, the said Bank as Trustee may in its discretion, but shall not be required to, advance the money for the payment of same, charging it against the property; and

(2) With full power to sell and resell at either public or private sale and/or lease the land and premises, or any part or parts thereof, at such price and upon such terms and conditions as in its discretion it may deem for the best interests of the noteholders beneficially interested in said land and premises, and to execute and deliver good and proper conveyances covering said property, or any part thereof, without any obligation on the part of the purchaser or purchasers to see to the application of the purchase money; the proceeds of sale and any balance from the collection of rents and profits, after payment of all debts and expenses, including Trustee's commissions, to be distributed among said noteholders, their Heirs, executors, administrators and assigns, in proportion to their respective interests, with full power in the said Bank as Trustee to do any and all things necessary to effectuate and carry out the terms of this trust.