

## State of South Carolina

Greenville County

BOOK 688 PAGE 439

Know all Men by these presents, That We, T. A. McCarter, individually and as trustee for T. A. McCarter, Hassie Roper McCarter, Lillie Lee M. Roe and Christine M. Whitmire; and Hassie Roper McCarter, Lillie Lee M. Roe and Christine M. Whitmire

in the State aforesaid, in consideration of the sum of One Dollar (\$1.00) and the premises

-----Dollars

to us paid by Charles E. Upchurch, 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 Charles E. Upchurch, as Trustee, his successors and assigns, so long as the property described below is used for community purposes, and if said property shall cease to be used for community purposes the title to the same shall revert back to the grantors, their heirs, devisees or assigns:

All that piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot #24, Section Two of a subdivision known as Lake Forest Heights as shown on plat thereof being recorded in the R. M. C. Office for Greenville County in Plat Book KK, at Page 105, AND ALSO an unnumbered lot adjacent to Lot #24 and lying west thereof and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Sweetbrier Road (formerly known as Greenbrier Road) joint front corner Lots Nos. 24 and 25 and running thence with the western side of Sweetbrier Road, N. 19-41 W. 123.6 feet to an iron pin; thence continuing with Sweetbrier Road as it intersects with McCarter Avenue following the curvature thereof, the chord of which being N. 61-17 W. 37.3 feet to an iron pin on the southern side of McCarter Avenue; thence with the southern side of McCarter Avenue, S. 77-07 W. 170 feet to an iron pin; thence continuing on a projected line which would be the southern side of McCarter Avenue if said road was continued, S. 77-07 W. 200 feet to a point; thence S. 6-00 E. 140 feet to a point; thence N. 77-07 E. 200 feet to a point in the rear line of Lot No. 25; thence with the rear line of Lot No. 25, N. 6-00 W. 10 feet to an iron pin, joint rear corner Lots Nos. 24 and 25; thence with the joint line of said lots, N. 81-42 E. 228.9 feet to an iron pin on the southern side of Sweetbrier Road, the point of beginning.

The within property is conveyed to the grantee, Charles E. Upchurch, in trust for the following uses and purposes:

The trustee herein, Charles E. Upchurch, is to hold legal title, manage and conserve the within described property for the separate use and benefit of a corporation to be formed on or before one year from date, the proposed name of which corporation is intended to be McCarter Community Club or some similar name. At such time as said corporation is formed the trustee herein agrees in accepting this deed to convey the within described property to said corporation. In the event the said corporation (to be formed by property owners living in the area of the property above-described) is not formed, the grantee herein as trustee agrees to reconvey the above-described property to the grantors herein, their heirs, devisees or assigns. Should said property be reconveyed as above, it is understood that the grantor, T. A. McCarter, owns the above-mentioned Lot #24 as trustee and that the unnumbered lot is owned by ~~T. A. McCarter, as trustee~~, Hassie Roper McCarter, Lillie Lee M. Roe, Christine M. Whitmire and T. A. McCarter.

OVER-271- 276-3-166 + PT. OF 276-3-166  
OUT OF 276-3-5

(664 R. 2)