

State of South Carolina,
County of Greenville,

Know all men by these presents, That we A, Eliza Marshall, S. M. Beattie,
William H. Beattie, Elizabeth Beattie Williams, B. B. Marshall, Alfred W. Marshall,
Frances M. Withington, Sara M. Rickman, Daniel H. Marshall, Jennie J. Marshall, Sallie
B. Marshall, and L. O. Patterson, as Trustee, of Greenville 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 A. M. Rickman and William H. Beattie, as Trustees, 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 A. M. Rickman and William H.
Beattie, as Trustees, the following described real estate, to wit:

" All that certain piece, parcel or lot of land situate, lying and being in
Ward One of the City of Greenville, State and County aforesaid, and described as follows:
Beginning at an iron pin on Marshall Avenue and running thence N. 48-08 E.
700.6 to an iron pin on West Park Avenue; thence with Park Avenue S. 76 E. 71.4 to an
iron pin on said Park Avenue; thence S. 38-38 E. 184.9 to a water oak (gone); thence S.
2-05 E. 153 to an iron pipe; thence S. 86-32 E. 174.3 to an iron pipe; thence S. 28-07 W.
498.5 to an iron pin on Marshall Avenue; thence with Marshall Avenue N. 86-11 W., 698.3 to
the beginning corner";

In trust nevertheless for the following uses and purposes and under the follow-
ing terms, conditions and limitations;

Whereas, the grantors herein with the exception of L. O. Patterson, as Trustee,
have formed an association known as the Marshall Estate, as the owners of the above
described real estate in the proportions hereinafter set forth; and

Whereas, it is the desire of the members of said association to create an
executive committee consisting of three persons in addition to the two Trustees herein
mentioned, which said Executive Committee is hereby authorized to manage the said property
and to direct, either through themselves or through others, all necessary improvements
such as the opening of streets, the building of sidewalks, the installation of water, sewer
gas, and electric lines, the authorizing of all sales and authorizing the borrowing of all
money necessary for said improvements; and

Whereas, the said Trustees, A. M. Rickman and William H. Beattie shall make
all deeds of conveyance to purchasers upon authority of the said Executive Committee; and

Whereas, said Executive Committee now consists of A. M. Rickman and William H.
Beattie, as Trustees, together with S. M. Beattie, C. C. Withington, and Alfred W.
Marshall, whose powers shall be exercised by a majority thereof and who will authorize the
entire management, improvements and sale upon the property above mentioned to the said
Trustees, permitting the said Trustees to borrow money upon said property not to exceed
the sum of \$7500.00 to be used in such improvements as may be necessary, giving to the
said Trustees full authority to secure such money by mortgage or mortgages of the whole
of any part of said property; and

Whereas the said Executive Committee is authorized to employ such realtors as
they may choose for the purpose of developing and selling said property, paying such
commissions or fees as may be agreed upon;

Now, therefore, the interests of the parties hereto in the premises are recognis-
ed to be as follows:

- A. Eliza Marshall is the owner of 72/216,
- S. M. Beattie--24/216
- Elizabeth Beattie Williams --24/216,
- William H. Beattie--24/216,
- B. B. Marshall--13/216.
- Alfred W. Marshall--13/216,
- Frances M. Withington--13/216,
- Sara M. Rickman--13/216,
- Daniel H. Marshall--13/216,
- Jennie J. Marshall--8/216,

Sallie B. Marshall--1/216.

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It is understood and agreed by the parties hereto that this deed of trust shall
remain of full force and effect until the whole purpose of the sale of the property in lots
shall have been accomplished and each of the parties hereto covenants and agrees that he or
she shall not at any time assign, sell, transfer or in any manner encumber his or her interest
in the same until the objects of this trust agreement shall have been completed. The re-
cording of this instrument shall be noticed to the world of the agreement stated.

It shall be the duty of the Trustees above mentioned to hold the legal title to
said property and to convey the same upon request of the Executive Committee or a majority
of said Committee; to keep an accurate account of all funds coming into their hands and to
make distribution of same amongst the parties in interest in proportion to their interest,
at such times as the Executive Committee may order; and to make a full and complete financial
report of the condition of the trust estate each year, on or before the 10th day of January,
beginning January, 1932, and until the trust estate is ended. Request is hereby made that
L. O. Patterson, Trustee, sign this deed.

To have and to hold all and singular the premises before mentioned unto the said
A. M. Rickman and William H. Beattie, as Trustees, according to the terms, conditions,
limitations and agreements of the trust above set forth, their successors and assigns forever.

Witness our hands and seals this 21st Day of May, in the year of our Lord one
thousand nine hundred and thirty one in the one hundred and fifty fifth year of the Independence
of the United States of America.

Signed, sealed and delivered

in the presence of:

W. E. Beattie
J. M. Marchant.

Signed, sealed and delivered

in the presence of:

M. C. Westervelt
A. H. Wells,

Signed, sealed and delivered

in the presence of:

Ruth R. Walker
J. Lynn Walker,

As to L. O. Patterson, Trustee.

- A. Eliza Marshall (L.S.)
- S. M. Beattie (L.S.)
- Elizabeth B. Williams (L.S.)
- Wm. H. Beattie (L.S.)
- B. B. Marshall (L.S.)
- Alfred W. Marshall (L.S.)
- Frances M. Withington (L.S.)
- Sara M. Rickman (L.S.)
- Daniel H. Marshall (L.S.)
- Jennie J. Marshall (L.S.)
- Sally B. Marshall (L.S.)
- L. O. Patterson (L.S.)

State of South Carolina,
County of Greenville

Renunciation of Dower.

I, A. H. Wells, a Notary Public for South Carolina do hereby certify unto all
whom it may concern that Mrs. Ruth McGee Beattie, Mrs. Frances O. Beattie, Mrs. Mayne S.
Marshall, Mrs. Willie H. Marshall and Mrs. Rita B. Marshall, the wives, respectively, of the
within named S. M. Beattie, William H. Beattie, B. B. Marshall, Alfred W. Marshall and
Daniel H. Marshall, did this day appear before me, and upon being privately and separately
examined by me, did declare that they do freely, voluntarily and without any compulsion,
dread or fear of any person or persons whomsoever, renounce, release and forever relinquish
unto the within named A. M. Rickman and William H. Beattie, as Trustees, their successors
and assigns, all their interest and estate, and also all their right and claim of dower, of
in or to all and singular the Premises within mentioned and released.

Given under my hand and seal

this 21st day of May 1931.

A. H. Wells, (L.S.)
Notary Public for S. C.

- Ruth McGee Beattie
- Frances Oates Beattie.
- Willie H. Marshall
- Mayne S. Marshall
- Rita B. Marshall.

(OVER)