

TITLE TO REAL ESTATE

3750 PROCEEDS-LASALLE CO.-GREENVILLE

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE.

WHEREAS, the members of the Baptist, Methodist and Presbyterian congregations in the Renfrew Village of Brandon Corporation have expressed a desire to have a Community Building to be used for religious purposes, and

WHEREAS, Brandon Corporation, being anxious to cooperate with said congregations, and in order to further promote the religious activities of said members by assisting them in obtaining a meeting place, has contributed the lot hereinafter described and approximately one-half of the costs of the building, the balance of the costs having been paid by the members of the Baptist, Methodist and Presbyterian congregations, which building is to be known as the Renfrew Union Church, and

WHEREAS, said congregations and Brandon Corporation have arranged to have the premises hereinafter described conveyed to five trustees to hold the legal title to said premises under the terms and conditions as hereinafter set forth, one of said trustees having been elected by the members of each congregation and the remaining two trustees by Brandon Corporation, and

WHEREAS, Brandon Corporation has elected C. T. Tourtellot and J. I. Smith and the Baptist congregation has elected W. P. Poole and the Methodist congregation has elected W. L. Sprouse and the Presbyterian congregation has elected Clyde K. Brooks, as trustees,

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, That Brandon Corporation, a corporation chartered under the laws of the State of South Carolina and having its principal place of business at Greenville in the State of South Carolina, for and in consideration of the sum of One (\$1.00) Dollar and the premises hereinabove recited, to it in hand duly paid at and before the sealing and delivery of these presents by the grantees hereinafter named (the receipt whereof is hereby acknowledged), has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto C. T. Tourtellot, J. I. Smith, W. P. Poole, W. L. Sprouse and Clyde K. Brooks, as trustees:

All that certain piece, parcel or lot of land, with the building and improvement thereon, situate on the south side of Church Street in the Renfrew Mill Village near Travelers Rest, S. C., Bates Township, Greenville County, South Carolina, and having, according to a survey made May, 1934, by Dalton & Neves, Engineers, the following metes and bounds, courses and distances, to-wit:

Beginning at a concrete monument on the south side of Church Street, which concrete monument is 170 feet east of the southeast corner of the intersection of Church and School Streets, and running thence S. 29-00 E. 160 feet to a concrete monument; thence N. 62-05 E. 83 feet to a concrete monument; thence N. 29-00 W. 160 feet to a concrete monument on the south side of Church Street; thence with said Church Street S. 62-05 W. 83 feet to the point of beginning; said lot being bound on the North by Church Street and on the south, east and west by other property of Brandon Corporation.

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 grantees, herein named, their successors in office, forever, in trust, nevertheless, upon the following terms and conditions: in trust to hold the legal title to said premises, to manage, control and preserve the same for use as a Community Building for religious purposes; to keep the building on said lot insured, to collect the proceeds of insurance in the event of loss or damage and to restore, repair or replace the said building; with the power and authority vested in said trustees to make and enforce rules and regulations as to the maintenance and use of said premises and the building situate thereon, together with the power to regulate the time or times and circumstances under which the said denominations, or any other religious denomination, might be entitled to use said premises and the building thereon. Provided further that upon the death, disability, disqualification, resignation or ceasing to act of any one of the trustees herein or of their successors the remaining trustees shall elect a successor or successors to the end that a board of five trustees shall always be maintained to carry out the intention of this trust so long as said premises are used for the purposes herein mentioned. Termination of employment by Brandon Corporation shall be deemed disqualification as to any trustee or trustees or their successors nominated by Brandon Corporation and removal from Renfrew Village shall be deemed disqualification as to the trustees or their successors nominated by said congregations. In case the vacancy occurs as to the trustees appointed by Brandon Corporation or their successors the successor or successors shall be nominated by Brandon Corporation; and in the event a vacancy occurs as to the trustees or their successors nominated respectively by the members of the Baptist, Methodist and Presbyterian congregations the successor or successors shall be nominated by the congregation as to which such vacancy occurs, but in case any of said parties entitled to nominate said trustee or trustees shall fail to do so within thirty days after the vacancy occurs, then in remaining trustees shall be entitled to elect a successor or successors to fill such vacancy or vacancies. Provided further