

TITLE TO REAL ESTATE

(1) To develop, subdivide, resubdivide and improve said lands, to build dwellings and other structures thereon, to cut roads and install water and sewer mains and other facilities, as he in his absolute discretion may see fit.

(2) To sell, lease, mortgage or convey the same or any part thereof, in whole or in parcels to various purchasers, at such price or prices and upon such terms and conditions as he may determine upon, to release, release and remortgage the same or any part thereof, and in any such sale or resale to receive in payment cash, securities or other property, real, personal or mixed, and to defer payment of a portion of the purchase price, any such deferred payment to be evidenced, however, by a note of the purchaser, secured by a mortgage upon the land involved in such sale, or by a contract of sale providing for delivery of a deed only upon payment of such deferred portions of the purchase price.

(3) To borrow money upon the security of the land or improvements thereon or upon other assets which may come into his hands or upon other security, to enter into contracts with others for the sale, development, subdivision or improvement of the property, including contracts imposing building restrictions upon such property or any part thereof.

(4) To exercise all of the powers hereinabove granted as to any land or property taken in trade or payment for any of the land herein conveyed or any substituted land or property.

(5) To prosecute any claims and bring any suits in his own name for the protection or preservation of any of such lands or property and/or his title thereto which may seem to him advisable, and to employ counsel for such purposes.

(6) To pay all costs and expenses incurred by the exercise of any and all of the powers herein granted, to pay taxes and such further sums as he may deem necessary for the protection and preservation of the trust property and his title thereto free and clear of liens and encumbrances, and to pay over the net proceeds to the Estate of H. J. Haynsworth, late of the County of Greenville, such payments to be made out of net proceeds in his hands from time to time, as may be expedient.

This deed is made and the aforesaid trusts established at the direction, and with the consent, of Rhoda L. Haynsworth, Executrix of the Estate of H. J. Haynsworth, who at the time of his death was the sole surviving director, and the sole stockholder, of the grantor corporation, and of Rhoda L. Haynsworth, C. P. Haynsworth, Ella Haynsworth Riddick, H. J. Haynsworth, Jr., Knox L. Haynsworth and Alice Haynsworth Ryan, the sole heirs at law of the said H. J. Haynsworth and the sole devisees under his will.

And the said granting corporation does hereby bind itself and its successors to warrant and forever defend all and singular the said premises unto the grantee hereinabove named, and his successors in office and assigns, and against itself and its successors, and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

IN WITNESS WHEREOF, the said granting corporation has caused its corporate seal to be hereunto affixed and these presents to be subscribed by its duly authorized officers, Rhoda L. Haynsworth, President, and Harriet R. Wright, Secretary, on this the 9th day of June, in the year of our Lord one thousand, nine hundred and forty-one, and in the one hundred and sixty-fifth year of the Sovereignty and Independence of the United States of America.

Signed, sealed and delivered in the presence of:

Margaret D. Smith  
Flora K. Hayes

RIVERSIDE LAND COMPANY (IS)  
By- Rhoda L. Haynsworth  
President  
And Harriet R. Wright  
Secretary

STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )

PERSONALLY appeared before me Margaret D. Smith, and made oath that she saw Rhoda L. Haynsworth, as President, and Harriet R. Wright, as Secretary of Riverside Land Company, a corporation, sign, seal with its corporate seal and as the act and deed of said corporation delivered the within written deed, and that she, with Flora K. Hayes, witnessed the execution thereof.

SWORN TO before me this 9th day of June, A. D. 1941.

Margaret D. Smith

W. W. Wilkins (L. S. )  
Notary Public for South Carolina.

No Stamps

Recorded June 10th, 1941 at 11:38 A. M. # 8848

By- J. H.-

This is to certify that Rhoda L. Haynsworth has been substituted as Trustee in the stead, room and place of Knox L. Haynsworth, Trustee, now deceased as will appear by reference to the Order of Hon. G. Dewey Oxner, dated November, 19, 1943, and filed in the office of the Clerk of Court for Greenville County, S. C., in Judgment Roll No. E-9758.

November 20, 1943.



T. H. Christenberry  
Clerk of Court of Common Pleas for  
Greenville County, S. C.

Affidavit recorded November 20th, 1943 at 10:23 A. M. #11429 BY:R.G.