

TITLE TO REAL ESTATE

THE STATE OF SOUTH CAROLINA,
County of Greenville.

KNOW ALL MEN BY THESE PRESENTS, That I, Hext M. Perry, Individually and as Trustee

One Dollars (\$1.00)

to me

at and before the sealing of these presents by H. C. Brown

(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

H. C. Brown, His Heirs and Assigns, Forever:

All those certain pieces, parcels of lots of land situate, lying and being on the North side of McMakin Drive, near the City of Greenville, in the County of Greenville, State of South Carolina, being shown as Lots 86, 87 and 88 on Plat of Perry Property in Sans Souci, which is of record in the R. M. C. Office for Greenville County, S. C. in Plat Book "I", Page 32 and having, according to said Plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the North side of McMakin Drive at joint front corner of Lots 88 and 89 and running thence along the North side of McMakin Drive, S. 79-28 W. 150 feet to an iron pin at the Northeast corner of the intersection of McMakin Drive and Christopher Street; thence with the East side of Christopher Street, N. 10-17 W. 150 feet to an iron pin; thence N. 79-28 E. 150 feet to an iron pin at rear corner of Lots 88 and 89; thence with the line of Lot 89, S. 10-17 E. 150 feet to the beginning corner.

This is a portion of that property conveyed to Hext M. Perry as Trustee by deed of Willie Hayne Perry et al dated November 22, 1939, recorded in the R. M. C. Office for Greenville County, S. C. in Deed Book 217, Page 238 and by the terms of trust set forth in said deed, the said Hext M. Perry, as Trustee, was given full power and authority to sell and convey all or any portion of said property described therein, Hext M. Perry, as Trustee, thereafter pursuant to the powers conferred upon him by said deed conveyed the above described lots to Mrs. J. Arthur McAlister by deed dated December 23, 1943, recorded in Deed Book 262, Page 290. Subsequently, on November 28, 1944, the said Mrs. J. Arthur McAlister by deed recorded in Vol. 276, Page 28 reconveyed the said property above described to Hext M. Perry, as Trustee, but said deed failed to set forth the terms of trust or set forth any powers of sale to the Trustee but it was intended that the said Hext M. Perry should take title to the property with all powers and upon the same trust as set forth in deed of the said Willie Hayne Perry et al to Hext M. Perry, dated November 22, 1939, recorded in Deed Book 217, Page 238 hereinabove referred to. Some question has been raised as to the sufficiency of the conveyance made by Hext M. Perry, as Trustee, to H. C. Brown dated June 19, 1945, recorded in the R. M. C. Office for Greenville County, S. C. in Deed Book 277, Page 139, conveying the above described property, and this deed is made by the said Hext M. Perry, Individually and as Trustee in order to vest in the said H. C. Brown all title to said property and for the purpose of removing any question as to the authority of the said Trustee to convey this property.