

The State of South Carolina,
County of Greenville.

Whereas, by deed dated Dec. 30, 1911, and recorded in R.M.C. office for Greenville County in Book YYY, page 502 Wm. A. McBrayer and Mabel McB. Charles conveyed unto B.E. Geer, a certain lot of land on Jackson, Court and River Streets in the City of Greenville,; and

Whereas, said conveyance was made upon various trusts, one of which was to sell the said property as a whole or in parcels, upon such terms as to the said B.E. Geer might seem best;

NOW, THEREFORE, in pursuance of the provisions contained in the said deed and in execution of the trusts therein stated.

KNOW ALL MEN BY THESE PRESENTS, That I, B.E. Geer, as Trustee, in the State aforesaid, in consideration of the sum of Ten Dollars and other good and valuable considerations to me in hand paid at and before the sealing of these presents by Nelson Carter Poe and Nelson Carter Poe, Jr., (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 Nelson Carter Poe and Nelson Carter Poe, Jr. all that certain lot of land situate on the southeast corner of Court and River Streets in the Third Ward of the City of Greenville, County and State aforesaid, and having the following metes and bounds, to wit: BEGINNING at an iron pipe on said Southeast corner of Court and River Street, and running thence with said Court Street S. 70-20 E. forty-eight and one-tenth (48.1) feet to an iron pipe, corner of lot No. 2; thence with line of lot No. 2, S. 19-55 W. one hundred seventeen and five-tenths (117.5) feet to an iron pipe in line of right of way of proposed railway siding; thence with said right-of-way N. 70-20 W. forty-eight and one-tenth (48.1) feet to an iron pipe on River Street; thence with said River Street; thence with said River Street N. 19-55 E. one hundred seventeen and five-tenths (117.5) feet to the beginning corner, being known and designated as Lot No. 1 of the property of B.E. Geer, Trustee, as shown on plat recorded in R.M.C. office for Greenville County in Plat Book "C", page 82, and being a portion of the land heretofore conveyed to B.E. Geer, Trustee, by Wm. A. McBrayer and Mabel McB. Charles by deed first above mentioned.

Also all the right, title and interest of the grantor herein in and to all that certain strip of land seven and one-half ($7\frac{1}{2}$) feet width and extending from River Street along the rear line of the above described lot forty-eight and one-tenth (48.1) feet, being a portion of the land covered by right-of-way heretofore granted by the said B.E. Geer, Trustee, to the Southern Railway Company.

TOGETHER with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging, or in any wise incident or appertaining.

TO HAVE AND TO HOLD all and singular the premises before mentioned unto the said Nelson Carter Poe and Nelson Carter Poe, Jr., their heirs and assigns forever, in the following proportions, to-wit: To Nelson Carter Poe, his heirs and assigns forever an undivided two-thirds interest, and to Nelson Carter Poe Jr., his heirs and assigns forever an undivided one-third interest; and I do hereby bind myself individually, and as Trustee, my successors in office, heirs, executors, and administrators, to warrant and forever defend all and singular the said premises unto the said Nelson Carter Poe and Nelson Carter Poe, Jr., their heirs and assigns against me, individually and as Trustee, and against my heirs and successors in office, and against every person whomsoever lawfully claiming or to claim any part thereof.

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WITNESS my hand and seal this 1st, day of July in the year of our Lord one thousand nine hundred and thirteen, and in the one hundred and thirty-seventh year of the Independence of the United States of America.

Signed, sealed and delivered
in the presence of:

Lydia E. Sullivan,
Susan Monroe,

The State of South Carolina,
County of Greenville.

Personally appeared before me Susan Monroe and made oath that she saw the within named B.E. Geer, as Trustee sign, seal and as his act and deed deliver the within written deed, and that she with Lydia E. Sullivan witnessed the execution thereof.

Sworn to before me this 1st,
day of July A.D. 1913.

C.F. Haynsworth (L.S.)

Notary Public for South Carolina.

The State of South Carolina,
Greenville County.

Runciation of Dower.

I, S.H. McKittrick, Not. Pub. do hereby certify unto all whom it may concern that Mrs. Rena R. Geer the wife of the within named B.E. Geer did this day appear before me, and, upon being privately and separately examined by me, did declare that she does freely, voluntarily and without any compulsion, dread or fear of any person or persons whomsoever, renounce, release and forever relinquish unto the within named Nelson Carter Poe and Nelson Carter Poe, Jr., their heirs and assigns, all her interest and estate, and also all her 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

1st, day of July 1913.

S.H. McKittrick (L.S.)

Notary Public for South Carolina.

Mrs. Rena R. Geer

Recorded for July 1st, 1913.