WALKER, EVANS & COGSWELL CO., CHARLESTON, S. C. 16031

Whereas, on August 13, 1930 Piedmont Savings & Investement Company, The Colonia Company and W. J. Thackston quitclaimed to B. E. Geer, as Trustee, certain property situate on the Northern and Western sides of the property of Franklin Real Estate & Investment Company, as shown on plat recorded in the R. M. C. Office for Greenville County, in Plat Book "G", at Page 133; and see deed 158/268

Whereas, a certain portion of said land, according to the trust terms of said deed, was to be deeded to H. J. Martin and the balance to Franklin Real Estate & Investment Company; and

Whereas, this deed is made in pursuance of the terms of the tnust set out in said deed; Now, therefore.

STATE OF SOUTH CAROLINA,
Greenville County

KNOW ALL MEN BY THESE PRESENTS, That I, B. E. Geer, as Trustee,

in the State aforesaid in consideration of the sum of trust terms of the deed above mentioned, Dollars, to me paid by Franklin Real Estate & Investment Company,

in the State aforesaid, 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 Franklin Real Estate & Investment Company;- ~~quitclaimed~~ ~~quitclaimed~~

All that certain piece, parcel or lot of land situate, lying and being in the County and State aforesaid, on the Northern and Western sides of the subdivision known as the B. E. Geer property, plat of which is recorded in the R. M. C. Office for greenville County, in Plat Book "G", at page 133, being bounded by lands of Greenville Traction Company and the so-called Fair Ground tract, and having, according to said plat, the following metes and bounds, to-wit:-

Beginning at an iron pin at the Northwestern intersection of Pine Street and the above referred to strip shown as an unnamed street, and running thence N. 37½ W. 47.52 feet to an iron pin; thence N. 44-¾ W. 74.58 feet to an iron pin; thence N. 59½ W. 42.24 feet to an irpn pin; thence N. 83-¾ W. 64.68 feet to an iron pin; thence S. 53¾ W. 52.80 feet to an iron pin; thence S. 31-¾ W. 33 feet to an iron pin; thence S. 16½ W. 577.50 feet to Franklin Road; thence with Franklin Road S. 23¼ E. to a corner of the so-called Fair Ground Tract and Franklin Road, forming a strip of approximately 31.41 feet in width; thence N. 16½ E. 577.50 feet to an iron pin; thence N. 31-¾ E. 33 feet to an iron pin; thence N. 53-¾ E. 52.80 feet to an iron pin; thence N. 83-¾ E. 64.68 feet to an iron pin; thence S. 59½ E. 42.24 feet to an iron pin; thence S. 44-¾ E. 74.58 feet to an iron pin; thence S. 37½ E. 47.52 feet to an iron pin; thence N. 5-60 W. 31.60 feet, more or less, to an iron pin in the line of Greenville Traction Company, the point of beginning.

Also a triangular lot bounded North by lands of Greenville Traction Company; on the East by the above strip, and on the South and West by Franklin Road.

It being the intention of the grantor herein to convey all the balance of the property conveyed to him in the trust deed above mentioned, except the property conveyed to H. J. Martin, by deed dated August ~, 1930, and recorded in said office in Deeds, Volume 93, at page 277.

The above described land is the same conveyed to me by on the day of 192 , deed recorded in office of Register of Mesne Conveyance for Greenville County in Book Page

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 said Franklin Real Estate & Investment Company, its successors, ~~xxx~~ and assigns forever.

AND do hereby bind heirs, executors and administrators to warrant and forever defend all and singular the said premises unto the said heirs and assigns, against and heirs, and every other person whomsoever lawfully claiming, or to claim, the same, or any part thereof.

WITNESS my hand and, seal, this 2nd day of September in the year of our Lord one thousand nine hundred and thirty and in the one hundred and ~~xxx~~ fifty fifth year of the Sovereignty and independence of the United States of America

Signed, Sealed and Delivered in the Presence of:

Marguerite Walker
Marion Peeler

B. E. Geer, Trustee. (SEAL.)

Revenue Stamps Cancelled, $ and cents
No Stamps

STATE OF SOUTH CAROLINA,
Greenville County

PERSONALLY appeared before me Marguerite Walker and made oath that he saw the within named B. E. Geer, as Trustee sign, seal, and as his act and deed, deliver the within written Deed; for the uses and purposes herein mentioned, and that he, with Marion Peeler, witnessed the execution thereof.

SWORN to before me, this 2nd day of September A. D. 19 30
Walter E. Greer, Jr. (L. S.)
Notary Public for S. C.

Marguerite Walker

STATE OF SOUTH CAROLINA,
Greenville County

RENUNCIATION OF DOWER.

I, , a Notary Public do hereby certify unto all whom it may concern, that Mrs. the wife of the within named 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 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 day of Anno Domini 192

(L. S.)
Notary Public for S. C.

Recorded September 9th, 1930 at 4:55 P. M. 192

END OF DOC.