

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE.

KNOW ALL MEN BY THESE PRESENTS, That we, William A. McBrayer, and Mabel McB. Charles of the County and State aforesaid in consideration of the matter and things hereinafter recited and of the sum of Ten (\$10.00) Dollars to us in hand paid at and before the sealing of these presents by B.E. Geer, of the County and 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 B.E. Geer, That certain lot of land situate in the County and State aforesaid, in Ward # 3 of the City of Greenville, on Court Street, Jackson Street, and River Street, and having the following lines, to wit:—Beginning at the corner of Jackson Street and Court Street; thence S. 75 W. with Court Street to the corner of Court and River Streets; thence with River Street S. 16 W. 159 feet to stake; thence N. 75 E. 200 feet to stake on Jackson Street; thence with Jackson Street N. 16 E. 159 feet to the beginning corner; said lot of land consisting of two lots, one conveyed to us by Norwood National Bank, the other conveyed by Arthur G. Gower, Sally M. Gower and Frank Hammond as executors of T. C. Gower unto James P. Charles and W. A. McBrayer by deed dated March 1, 1897, the said James P. Charles having subsequently conveyed his interest in said lot unto Mabel McB. Charles by deed dated April 2, 1901.

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 B.E. Geer, his heirs and assigns forever, nevertheless upon the following trusts, to wit:—

- (1) To hold and take, control and charge of the said property, collect all rents, and profits thereafter accruing, and out of the rents and profits to pay all taxes, insurance premiums and repairs, and disposing of any surplus (if there be any) in the manner indicated by the agreement hereinafter referred to.
- (2) In trust further should the said B.E. Geer deem it advisable to convey a right of way not exceeding fifteen (15) feet in width through the said lands with or without charging a consideration or price therefor unto the Southern Railway Company or any other railway company doing business in the City of Greenville.
- (3) In trust further to sell the said land as a whole or if the said B.E. Geer should deem it best, to divide the same into such lots or parcels as his judgement may indicate and to sell off said lots or parcels; said sales shall be upon such terms as to the said B.E. Geer shall seem for the best interests ^{of all parties} concerned. The said B.E. Geer not being responsible to us for any mistake or error of judgement.
- (4) In trust further to mortgage the said lands or any part thereof for the purpose of extending, arranging or readjusting the mortgage indebtedness now resting upon the said premises and to renew the said indebtedness or any part thereof upon such terms as the said B.E. Geer may deem best.
- (5) To use and employ the net proceeds derived from the sales of said property and from said rents, in paying the costs and expenses of the trust herein including reasonable attorneys fees for such services as may be deemed advisable, and then towards the payment of the mortgage indebtedness. And after paying said mortgage indebtedness, and all proper charges hereunder, to divide the surplus in accordance with the Agreement this day made between the grantors and the grantee herein.