

CHURCH OF GOD WARRANTY DEED

(Local)

BOOK 1153-447

State of South Carolina

KNOW ALL MEN BY THESE PRESENTS,

Greenville County

And in consideration of the sum of \$ 40,000.00

Forty Thousand and

CO. S. O.

cash, and the further consideration

BONNIE S. TANKERSLEY R.M.C. 11 57 AM '81

receipt being acknowledged in full.

and in hand paid to grantors by the grantees named in this conveyance, We,

Jonninell N. Linder

the said

grantors do GRANT, BARGAIN, SELL and CONVEY unto grantees, Eugene Reynolds, Edgar A. Carter,

Walter Youngblood

and

their successors and/or assigns as Trustees, and constituting the Local Board of Trustees of

Washington Ave. Church of God near the City

of Greenville in Greenville County,

the following described lands lying, being and situated in Greenville County,

described as follows, viz:

ALL that piece, parcel or lot of land being on the West side of Texas Avenue, near the City of Greenville, County of Greenville, State of South Carolina, and a small portion thereof on the Northern Side of Peachtree Street, being known and designated as a portion of Lot K-1, as shown on a Plat of Highland recorded in the RMC Office for Greenville County, South Carolina, in Plat Book C, at Page 258, and having the following metes and bounds, to wit:

14(16) 228-3-5, S.1

(Cont. on Reverse)

TO HAVE AND TO HOLD unto the said Eugene Reynolds, Edgar A. Carter

Walter Youngblood

and their successors and/or assigns

Trustees and constituting the Local Board of Trustees of the Church of God at stated above in

Greenville County, SC

and to their successors in trust, and assigns forever, and sub-

ject alone to the following limitations:

The said Local Board of Trustees shall hold title to, manage and control the said real estate for the general use and benefit of the Church of God, having its general headquarters in Cleveland, Tennessee, and for the particular use and benefit of the local congregation of the said Church at Washington Avenue Church of God

The said Local Board of Trustees shall have full right, power and authority to sell, exchange, transfer and convey said property, or to borrow money and pledge the said real estate for the repayment of the same, and to execute all necessary deeds, conveyances, etc., provided the proposition shall first be presented to a regular or called conference of the said local church, presided over by the State Overseer of the Church of God, or one whom he may appoint, and the project approved by two-thirds of all members of the said local congregation present and voting.

If the local congregation at the place above described shall at any time cease to function or exist, then said Trustees shall hold title to said real estate for the Church of God generally in the state where said real estate is located; and said Trustees shall convey the said real estate upon demand to the State Board of Trustees of the Church of God in said state, which said State Board shall be authorized to either use said real estate, or the proceeds derived from the sale of same (said State Board being authorized to sell and convey the said real estate at any time after title is vested in it), for the use and benefit of the church in that state generally; or the founding of another Church of God in the same state, or for the promotion of one already existing.

If at any time the Local Board of Trustees shall cease to exist or to perform its duties, then the State Overseer of the State in which said real estate is located, shall have the power to declare all offices on the said board vacant, and the State Board of Trustees of the Church of God for that state shall automatically then hold title.

The limitations set forth herein are those appearing in the Minutes of the 49th General Assembly of the Church of God held at the Ellis Auditorium, Memphis, Tennessee, August 14-18, 1962.

And we do, for myself, my heirs, executors and administrators, covenant with the

said Church of God and its trustees as

Trustees, and constituting the Local Board of Trustees of the Church of God at Greenville, SC

in Greenville County, SC, their successors in trust and assigns, that

we are lawfully seized in fee simple of said premises; that they are free from all encumbrances;

and that I have a good right to sell and convey the same as aforesaid; that I will, and

my heirs, executors and administrators shall warrant and defend the same to the said Church of God

its trustees, and their successors and/or assigns as

Trustees, and constituting the Local Board of Trustees of the Church of God at Greenville

in Greenville County, SC, their successors in Trust, and assigns forever, against the lawful claims of all persons.

In witness whereof I have hereunto set my hand and seal, on this the day of August, 1981.

Witness to signatures:

Patricia M. Judge

Jonninell N. Linder

(SEAL)

DOCUMENTARY STAMP 44.00

SOUTH CAROLINA COUNTY DOCUMENTARY TAX 44.00

(Instructions:—This deed must be signed, acknowledged and registered in accordance with the laws of the State where the property is located.)

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