

TRUST AGREEMENT

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

This agreement, entered into on the 31st day of August, 1958, by and between CLINTON J. MORGAN, hereinafter referred to as Settlor, and THE PEOPLES NATIONAL BANK OF GREENVILLE, -or its successors, hereinafter referred to as Trustee.

WITNESSETH, That Settler has this day transferred and conveyed and does hereby transfer and convey to Trustee the following property, to-wit:

1. All of the Settlor's right, title and interest in that real estate located at the corner of North Main Street and College Street in Greenville, S.C., a portion of which is now occupied by Rosamond Goodyear and the remainder of which is now vacant but was formerly occupied by the Pure Oil Company;
2. All of the Settlor's right, title and interest in that real estate located at 14 South Main Street, Greenville, S.C., and now occupied by The Dollar Store;
3. All of the Settlor's right, title and interest in that real estate located on West McBee Avenue, Greenville, S.C., and now occupied by the Crane Company;
4. All of the Settlor's right, title and interest in that real estate located at 712 East Washington Street, Greenville, S.C., which interest is evidenced by a mortgage deed executed by Julian Webb, which mortgage is hereby assigned and transferred in trust.

Said Trustee is to hold said property IN TRUST for the uses hereinafter set forth and for the benefit of the Settlor's daughter, Lee Rhyne Morgan.

One.

The term of this trust, as to the corpus, shall be ten (10) years and one (1) calendar month from the date of execution of this agreement, and this agreement, insofar as the corpus is concerned, shall terminate and the corpus shall at that time be reconveyed to the Settlor, his heirs or assigns. The trust shall continue, however, insofar as the other trust property is concerned, until the Settlor's daughter attains the age of thirty-five (35) years, at which time the trust shall terminate and all remaining trust property shall be delivered absolutely to the said daughter, her heirs or her estate.

Two.

Settlor shall have no power to alter, amend, revoke or terminate this trust prior to its termination as provided above.

Three.

Insofar as the trust corpus is concerned, the Trustee is authorized and directed to hold, maintain and manage same in as full and complete a manner as Settlor would be authorized to do, except that no portion thereof shall be sold or encumbered without the prior written consent of Settlor. The Trustee shall have the right to lease the realty without the consent of the Settlor, including the right to lease for a term extending beyond the life

(continued)

For Deed See Deed Book 669, page 155