

McBee Avenue, which pipe is located 84 feet Northwest from the corner of West McBee Avenue and Richardson Street, and running thence along the North side of West McBee Avenue, N. 67 - 50 W., 58.75 feet to a point; thence N. 18 - 34 E., 95.4 feet to a pipe; thence S. 67 - 30 E., 61.5 feet to a pipe; thence S. 20 - 14 W., 94.9 feet to the point of beginning.

This is the same property conveyed to Walter W. Goldsmith and George F. Townes, as trustees, by James T. Hardy, et al. by deed recorded February 8, 1962 in the RMC Office for Greenville County in Vol. 692 at page 19.

In trust, nevertheless, to hold legal title to the property for the use and benefit of Walter W. Goldsmith, William J. Goldsmith, J. Alex Neely, Jr., Laurie S. Neely, William R. Timmons, and Henry P. Willimon, to make repairs and capital improvements thereon from time to time, to pay the taxes and insurance, and to collect the rents and profits; to lease the property, or any part thereof, for such term or terms, and upon such conditions and rentals, and in such manner as in the exercise of their discretion they may determine, irrespective of whether the term of any such lease shall exceed the duration of this trust, and to renew or modify any such leases; upon the consent of all of the beneficiaries to mortgage or sell said property upon such terms as may be consented to by the beneficiaries; and to execute the necessary instruments and covenants to effectuate the foregoing powers.

The trustees shall, upon the request of a majority in interest of the beneficiaries, convey this property to the beneficiaries, free of the trust. If this trust is not sooner terminated by conveyance to beneficiaries, it shall cease and determine on the 31st day of December, 1981.

In the event that either trustee shall be unable or unwilling to continue to serve, the remaining trustee shall have the right to exercise all powers which could be exercised by the two trustees together, until a successor is appointed. A successor trustee shall be appointed upon agreement by a majority of the beneficiaries. Either trustee singly shall have full power to act in all ordinary transactions affecting this property, but the signatures of both shall be required on leases, deeds, mortgages, or other instruments of conveyance.

The estate of the beneficiaries herein is a fee simple equitable title, subject to the legal title and powers of the trustees herein. The grantor trustees and George F. Townes, individually, grantors in this deed, retain no right, title, or estate as grantors of said trust and the beneficiaries and grantee trustees shall be competent to effect any changes or modifications of the trust herein granted.

In addition to the foregoing powers the trustees shall further have the right and power to execute to Fidelity Federal Savings and Loan Association a mortgage, constituting a first lien on this property and conveying to Fidelity Federal Savings and Loan Association by way of mortgage the entire fee, thereby mortgaging all interest, both legal and equitable, which may exist with