

becomes uninhabitable by reason of fire or any other casualty or by public or quasi public authority taking the property, then the right of the grantor and her husband, M. C. Westervelt, to occupy said property shall be terminated forthwith.

This property is conveyed to the grantor subject to that Lease (and to the Option to Purchase contained therein) given by Sarah C. Westervelt to the American Oil Company, dated September 23, 1957, recorded in the R. M. C. Office for Greenville County, S. C., in Deed Book 588, Page 63, which affects the front portion of the lot on Augusta Road.

This is a portion of that property conveyed to the grantor by deed of Melville Westervelt, et al, dated March 31, 1920, recorded in the R. M. C. Office for Greenville County, S. C., in Deed Book 63, Page 507.

TOGETHER with all and singular the Rights, Members, Herditaments 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 The Citizens and Southern National Bank of South Carolina, as Trustee, under Trust Agreement made with H. Grice Hunt, as Donor, December 28, 1961, its successors and assigns, forever, in trust, however, for the following uses and purposes; the said Trustee is to hold, manage and dispose of the property herein conveyed in accordance with the powers and duties as set forth in said Trust Agreement, including inter alia, the power to borrow money in its name or jointly with the owners of any outstanding interest in any of the trust property, upon such terms and conditions as it may deem advisable, and to mortgage, either separately or jointly with the owners of any outstanding interest therein, all or any part of said property herein conveyed, as security for the repayment thereof, and without any obligation upon the lender to see to the use of the proceeds of such loans, and to repay all such borrowed money from income or principal as in its judgment may be to the best interest of the trust estate; to sell and resell all or any part of the land within conveyed in such manner and upon such terms as it may deem advisable, and to execute and make proper deeds therefor and without any obligation upon the purchaser or purchasers to see to the application of the purchase price; to make, execute and deliver leases on all or any part of the property herein conveyed on such terms and conditions as it may deem advisable, regardless of whether or not such leases may extend beyond the actual duration of the trusts.

The above described property consists of two tracts of land, one of which is more particularly described in the aforesaid lease between grantor and The American Oil Company. This property is subject to contract of sale between grantor and Julian G. Hunt for the agreed consideration of \$45,000.00. The remaining portion of the above described property is subject to a contract of sale between grantor and Helen R. Hunt, II, for the agreed consideration of \$5,000.00 (in addition to the rights of occupancy hereinabove set forth). Each of said contracts has been assigned to the grantee herein and it has assumed the obligations of the respective contracts.

(CONTINUED ON NEXT PAGE)