

recorded in Plat Book K, at page 277, and described as follows:

BEGINNING at a stake on the Southern side of East Earle Street 420 feet East from Bennett Street at the corner of Lot No. 15 and running thence with the line of said lot, S. 18-30 W. 206.6 feet to a stake at the corner of Lot No. 18; thence with the line of said lot, S. 71-20 E. 60 feet to a stake at corner of Lot No. 19; thence with the line of said lot, N. 18-30 E. 206.6 feet to a stake on East Earle Street; thence with the Southern side of Earle Street, N. 71-20 W. 60 feet to the beginning corner.

This is the identical property conveyed to the grantor by the grantee by Deed dated October 15, 1956 and recorded in Deed Book 559, at page 246,

-500-35-6-3

Also all of the Grantor's right, title and interest, if any, in and to any and all other property of grantor located in Greenville County, South Carolina,

together with all and singular the rights, members, hereditaments, appurtenances to said premises belonging or in any wise incident or appertaining; to have and to hold all and singular the premises before mentioned unto the grantee(s), and the grantee's(s'), heirs or successors and assigns, forever, in trust never the less for the following uses and purposes:

1. The trustee is hereby granted the power and authority to do any lawful act with respect to said property that he could do with respect to his own property (except to make gifts thereof or appropriate the same to his own use) including more specifically the following powers:

- (a) To retain, in the form received, any property or interest in property, real or personal;
- (b) To sell at public or private sale for cash or on credit, for such price and upon such terms and conditions as the trustee in his sole discretion may deem appropriate, all or any portion of the trust property, and in connection therewith to grant options and to enter into contracts;
- (c) To mortgage the trust property or any part thereof for such amounts, upon such terms of repayment and for such purposes as the trustee in his sole discretion may deem advisable;
- (d) To improve said property in any manner, to alter and to demolish or remove any building on said property, and to repair said property in such manner as the trustee in his sole discretion may deem advisable;
- (e) To enter into leases with respect to all or any portion of said property for such conditions as the trustee, in his sole discretion, may deem proper; and the trustee shall have the power to bind this property to a term of any length, regardless of whether such term may exceed the duration of this trust; and the trustee shall have the power to agree to erect buildings or improvements as part of the consideration of any lease;
- (f) The trustee shall have full power and authority to collect any money which may be payable with respect to this property;
- (g) To collect and receive the proceeds of insurance policies in the event of loss or damage, and to expend the same in repair, replacement or improvement of the damaged property, or any other trust property.
- (h) To compromise, settle or arbitrate any claim or obligation to or from me or the trust created hereunder, and to reduce the rate of interest on, to extend or otherwise modify, or to enforce, any such obligation;