

It is further specifically understood and agreed that the said Baety O. Gross, Jr. as Trustee, is authorized and empowered to open and maintain a trust bank account in which to deposit the proceeds of the mortgage loan in the amount of \$35,000.00, and to pay out all monies as are necessary and proper in obtaining, maintaining, repairing, completing construction, and selling the subject property and improvements thereon, including any taxes, recording fees or attorney's fees which are incidental to this transaction.

It is the specific intent of this agreement that the said Baety O. Gross, Jr. as Trustee, shall take and hold title to the subject property in order to allow the houses on the property to be completed and put into a saleable and marketable condition, and thereafter the said houses and lots are to be sold as quickly as possible and all sale proceeds shall be placed into the trust account maintained as a reputable banking establishment by the said Trustee, and all monies shall be thereafter accounted for the by Trustee. However, a good faith purchaser for value of the property, upon being given a deed to the property by the said Trustee, shall be protected in all respects and said purchaser's title to the property shall not depend upon the Trustee thereafter complying with the terms of this Trust Agreement by accounting for all monies and transferring any profits to beneficiaries of the trust, who are Paul T. Henson and C. D. Case.

The description of the two (2) lots is as follows:

ALL that piece, parcel or lot of land located in Greenville County, State of South Carolina, being shown and designated as Lot No. 34 on a plat entitled "Kings Court", said plat being recorded in the R.M.C. Office for Greenville County in Plat Book 4-X at Page 78, for a more particular description reference is called to that certain deed from the South Carolina National Bank to Baety O. Gross, Jr. as Trustee to be recorded of even date herewith.

ALSO: All that certain piece, parcel or lot of land situated in the County of Greenville, State of South Carolina, and being shown and designated as Lot No. 12 on a plat entitled "Kings Court Subdivision", said plat being recorded in the R.M.C. Office for Greenville, County in Plat Book 4-X, at Page 78, for a more particular description reference is called to that certain deed from the South Carolina National Bank to Baety O. Gross, Jr. as Trustee to be recorded of even date herewith.

To the full and faithful performance of this agreement, the undersigned do hereby set their hands and seals this 17 day of February, 1976.

WITNESS:

Paul T. Henson  
PAUL T. HENSON, Settlor

C. D. Case  
C. D. CASE, Settlor

Baety O. Gross, Jr.  
BAETY O. GROSS, JR., Trustee