

pin; thence still with Tract 1, N. 53-17 W. 479.8 feet to an iron pin on the Southeastern side of East Faris Road; thence with the Southeastern side of East Faris Road S. 56-55 W. 146.2 feet to the beginning corner.

The interest conveyed in Tract 2 above is subject to an easement appurtenant to Tract 1 conveyed to Lila E. Earle and others and to an easement appurtenant to the remaining portion of Tract 3 conveyed to Patewood Corporation, which easements contain provisions identical to those in the easement described below.

Also, the right, privilege and easement for the non-exclusive use of said Tract 2 as a buffer strip, planting strip and recreation area for the use and benefit of the above described portion of said Tract 3, and the right to prevent any use of said tract 2 for any purpose which may adversely affect the use, benefit, and enjoyment of Tract 3, said easement to run with and be appurtenant to the above described portion of Tract 3. This conveyance is subject to all easements, roads, water lines, and rights-of-way shown on said plat which may be in any manner for the use and benefit of Tract 1 and the remaining portion of Tract 3 of said plat. This conveyance is further subject to the rights of the public in two paved streets bounding Tract 2 and to easements of record.

The Grantor(s) herein also conveys all his (her, their) right, title and interest to the Grantor in and to the 50-foot road shown on plat entitled "Property of William R. Martin, James B. Adams, Eyl R. Martin, George O. Short, Jr.", recorded in the RMC Office for Greenville County, South Carolina in Plat Book 6V at Page 37.

The Trustee herein shall hold legal title to the within described property, in trust for the sole and separate use and benefit of Thomas R. Martin, his heirs and assigns forever (said party being sometimes referred to herein as "beneficiary").

The Trustee is authorized to hold legal title to said property, collect rents and profits derived therefrom, repair, improve, manage, develop, restrict, mortgage, exchange, grant easements and/or rights-of-way, sell at public or private sale for cash or on terms and otherwise deal with the subject property (either alone or with jointly with others) in any manner that could be carried out by Grantor. It is understood that the Trustee intends to subject said property (as well as other adjoining property owned by other person or persons) to a Horizontal Property Regime by a Master Deed, mortgage the same, make necessary improvements and sell said condominium units to the general public. The Trustee is fully authorized to perform all acts in his sole and absolute discretion. No mortgagee(s) or purchaser(s) shall be required to see to the authority of the Trustee or to see to the proper application of any proceeds from sale(s) or mortgage(s).

As the Trustee sells portions (or condominium units) of the subject property from time to time the Trustee is authorized and directed to pay all net proceeds to the beneficiary. The Trustee is directed to pay the net proceeds to the beneficiary as sales are made and closed out and in all events the proceeds shall be paid to the beneficiary not less frequent than annually. After all of the subject property has been sold, closed out and the net proceeds paid to the beneficiary, then this trust shall end. Should the beneficiary die before the terms of this trust is complete, said deceased beneficiary's share shall pass to his estate.

It is understood that the Grantor owns an undivided one-fourth interest in and to the above described property. The other three owners (who each own an undivided one-fourth interest in the subject property) of the property are also executing similar deeds to the Grantee as Trustee so that Grantee as Trustee shall own an entire 100% of the above described property.

This being the same property conveyed to Grantor by Deed of Effie Lloyd Allen Beattie recorded in RMC Office for Greenville County in Deed Book 1092 page 580, Dec. 23, 1978.

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