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The appointment of the power of Nellie H. Cason is subject to all of the rules and regulations in all matters set forth under the laws of the State of South Carolina relating to any attorney in fact and specifically Act No. 393 of the Acts for the Laws of the State of South Carolina for 1978 approved the 2nd day of February, 1978, and shall be subject to any subsequent acts passed relating to a Power of Attorney.

I confer upon my attorney in fact in addition to those already enumerated the following powers of attorney as hereinafter set forth:

(a) To enter upon and take possession of any lands, tenements and hereditaments that may belong to me, or to the possession of which I may be entitled;

(b) To ask, collect and receive any rents, profits, issues or income of any and all of such lands, tenements and hereditaments, or of any part or parts thereof;

(c) To pay any and all taxes, charges and assessments that may be levied, assessed or imposed upon any of my lands, buildings, tenements or other structures;

(d) To make, execute, deliver good, marketable, fee simple titles to any property which I have or may hereafter acquire. To sell the same upon any terms or conditions that she may deem to my best interest and that any purchaser or purchasers of any land conveyed by my attorney in fact are not required to see that the funds derived from the sale of said property are properly applied, but upon receiving a deed the same shall be a good, marketable, fee simple title.

(e) To extend, renew or execute any mortgages upon any of my real estate that in her opinion is necessary for my proper support and maintenance. Her judgment is to be final in all matters and she shall have the right to execute any mortgages, renewals or replacements of any mortgages upon any properties I may have or to sell any chattels I may have in my possession upon such terms and conditions as she deems best.