DURABLE POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS:

That I, HEYWARD A. CARR, SENIOR, of Columbia, South Carolina, have made, constituted, and appointed, and by these presents do make, constitute, and appoint HEYWARD A. CARR, JUNIOR, of Columbia, South Carolina, my true and lawful attorney, for me and in my name, place, and stead, to ask, demand, sue for, recover, and receive, of and from all corporations, associations, and persons whatsoever, all and every sum or sums of money due and owing, or that may become due and owing to me on any and every account, whether due or to become due, and give receipts for the same, or, at his discretion, to compound or compromise for the same, and give discharges; to erect, pull down, and repair buildings on any part of my real estate; to insure any such buildings against loss or damage by fire, and to make arrangements with tenants, and to accept surenders of leases, and generally to deal with my real estate, or any part thereof, as effectually as I myself could do; and also to take all lawful proceedings by way of action, or otherwise, for recovery of rent in arrear, or for eviction of tenants; to commence and carry on, or to defend at law or in equity, all actions, suits, and other proceedings touching my real estate or any part thereof, or touching any-thing in which I or my real or personal estate may be in anywise concerned; to settle and to compromise, and submit to arbitration, all accounts, claims, and disputes between me and any other person; and for all or any of the purposes aforesaid to execute all such things as he shall think fit; and, upon receipt of any moneys under these presents, to deposit the same in any bank, in my name; and to withdraw same, and to invest the same, or any part thereof, in my name or otherwise in or upon any such invest-ments or securities, and in such manner, as my said attorney shall think fit; and also out of such moneys to pay any premiums upon policies of insurance, expenses of repairs or improvements,