

may be to the best interest of the trust estate; to sell and resell all or any part of the land herein conveyed in such manner and upon such terms as they may deem advisable and without any obligation upon the purchaser to see to the application of the purchase price; to make, execute and deliver leases on all or any part of the property herein conveyed on such terms and conditions as they may deem advisable, regardless of whether or not such leases may extend beyond the actual duration of this trust.

AND the PARTY OF THE FIRST PART does hereby bind itself and its successors and assigns to warrant and forever defend all and singular the said premises unto the said John L. Plyler, J. A. Orr, Jr., and Ernest Patton, as Trustees of The Furman University Foundation under trust indenture, dated February 25, 1948, or their successors in office as such trustee or trustees, against the party of the first part and its successors and assigns, and against every person whomsoever lawfully claiming, or to claim, the same or any part thereof.

AND said John L. Plyler, J. A. Orr, Jr., and Ernest Patton, as Trustees as aforesaid, covenant for themselves and their successors in office as such trustee or trustees, that they will use the property herein conveyed for the construction thereupon of substantial buildings or structures to be leased with said land to Dixie Home Stores, a corporation, for use in the conduct of its business, and that upon the failure of said trustees to do so within three (3) years of the date of this conveyance, Georgia Industrial Realty Company, party of the first part, shall have the right to repurchase said land and property hereinabove described and hereby conveyed at and for the price or sum of money hereinbefore stated as consideration for this conveyance, said right of repurchase to continue for six (6) months after the expiration of said three-year period; said trustees hereby covenanting that they will, upon being notified of the election of Georgia Industrial Realty Company to exercise said right, promptly make said reconveyance to Georgia Industrial Realty Company, or its nominee, by good and sufficient deed conveying the full title to said property; PROVIDED, however, that the right of repurchase aforesaid shall be subordinate to the rights of Liberty Life Insurance Company as mortgagee under that certain