

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the Premises before mentioned unto the said Julia R. Batson, as Trustee, under First Amendment to Agreement and Declaration of Trust, dated November 7, 1975 by and between Morton T. Edwards and Julia R. Batson, as Successor Trustee, her successors in office and assigns; subject, however, to and in accordance with all the provisions of said First Amendment Agreement and Declaration of Trust, and the Agreement and Declaration of Trust dated April 8, 1974.

Said Agreement and Declaration of Trust specifically provides, in addition to the other powers therein conferred upon the Trustee thereunder, that such Trustee shall have the power:

To sell, resell, exchange, re-exchange, convey, reconvey, assign and reassign, all or any portion of the Trust Estate;

To rent and lease any real estate which at any time may be a part of the Trust Estate or any portion thereof, from time to time and for such periods and upon such terms as he may deem best;

To include in any bill of sale, deed or lease executed pursuant to the powers herein granted, a provision to the effect that the purchaser, grantee or lessee, as the case may be, shall not be responsible for the application of any proceeds paid to the Trustee; and

And I do hereby bind myself and my heirs, executors, and administrators to warrant and forever defend all and singular the premises unto the said Julia R. Batson, as Successor Trustee, under First Amendment to Agreement and Declaration of Trust, dated November 7, 1975 by and between Morton T. Edwards, as Grantor, and Julia R. Batson, as Successor Trustee, her successors in office and assigns, against myself and my heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.