

The State of South Carolina,  
County of Greenville.

Trust Agreement

For value received, We, Vardry McBee and Annie McBee Moore, do hereby assign and transfer unto Oscar Hodges, Jr., our respective interests in and to the income, rents and profits of that certain property situate, lying and being in the City of Greenville, Township of Greenville, County and State aforesaid, on Laurens, Coffee and Buncombe Streets, known as the Virginia Hotel, in trust, however, with which to pay any <sup>outstanding</sup> joint or several obligations of ours or either of us which he has, or may hereafter, accept, and to hold the residue, if any, in accordance with the trust now existing over said property between Vardry McBee, H. B. McBee and Annie McBee Moore, as grantors, and Oscar Hodges, Jr., as grantee.

And, if and when the existing trust aforesaid is terminated, we, the said Vardry McBee and Annie McBee Moore, for value received, do hereby grant, bargain, sell and convey to the said Oscar Hodges, Jr., our undivided interest in and to said property, and in and to the rents, income and profits therefrom, in trust to rent, manage and repair said property and with which to pay such obligations of ours or of either of us as the grantee has, or may at any time hereafter accept, and upon payment of all such accepted obligations, said trustee shall, upon our joint written demand, re-convey said property to us, our personal representatives or assigns, clear and free of the trust herein created. The trustee herein shall be liable on said accepted obligations in his trust capacity only, and shall be compensated therefor in accordance with the now existing trust.

This is a present conveyance, enjoyment under which is to take effect if and when the said existing trust terminated, as respects the fee to the realty herein described.

TO HAVE AND TO HOLD ALL and singular the property aforesaid unto the said Oscar Hodges, Jr., his successors, heirs and assigns, in trust, upon the terms, conditions and for the purposes aforesaid.

IN WITNESS whereof, we have hereto inscribed our signatures and affixed our seals this 10th day of August, 1942.

Signed, sealed and delivered  
in the presence of:

Vardy McBee (SEAL)  
Annie McBee Moore (SEAL)

G. M. Moore  
Mary Kirk Moore

The State of South Carolina,  
County of Greenville.

Personally appeared before me the undersigned deponent, who on oath, says: That he saw the within named Vardry McBee and Annie McBee Moore sign, seal, and as their act and deed, deliver the foregoing instrument for the uses and purposes therein mentioned, and that he with Mary Kirk Moore witnessed the due execution thereof.

Sworn to and subscribed before me this 10th day of August, 1942.

Lucyle S. Dargan  
Notary Public for South Carolina.

G. M. Moore

No Stamps

Recorded August 10th, 1942 at 11:12 A. M. #8540 BY:E.G.

The word "outstanding" cancelled before execution-- C. S. Bowen.