

TO HAVE AND TO HOLD all and singular the premises before mentioned unto the said Mason Gardner Alexander, as trustee, his successors and assigns, in trust subject to the following terms and conditions:

1. The trustee shall hold title to this property for the use and benefit of William H. Gardner during his lifetime, and upon the death of William H. Gardner, for the use and benefit of Robert T. Perkins during his lifetime, and upon the death of Robert T. Perkins, or if he should predecease William H. Gardner, then upon the death of William H. Gardner, the trustee shall convey the aforementioned property, free and clear of all trusts in fee simple absolute to Mason Gardner Alexander, Jr. and Capers Alexander, their heirs and assigns forever, but if either or both be not surviving, the trustee shall convey the property in fee simple absolute, free and clear of all trusts unto the child or children, their heirs and assigns, of either or both, his or their respective parent's share per stirpes and not per capita.
2. The trustee shall manage, lease, mortgage, sell and convey all or any portion of the within property in such manner and upon such terms as William H. Gardner may direct during his lifetime by written instrument delivered to the trustee or as William H. Gardner may direct by Will upon his death. The trustee shall execute and deliver in connection therewith such contracts, leases, mortgages or deeds as may in each instance be required.
3. In the event of the death of Mason Gardner Alexander, The Citizens and Southern National Bank of Greenville, South Carolina shall immediately become successor trustee under the same terms and conditions herein set forth.
4. William H. Gardner, during his lifetime shall pay all taxes on the property as they become due, shall provide insurance for said property and shall manage, control, improve, repair and do all things necessary and incident thereto for and covering the within property.
5. Robert T. Perkins, during his use and enjoyment of the trust property shall pay all taxes on the property as they become due, shall provide insurance for said property and shall manage,

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