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First Part a fee simple warranty deed conveying to him as Trustee, all their right, title and interest in and to the property on Main Street in Greer, S. C., described as follows (hereinafter referred to as the "Trust Property") on which is to be constructed a building and other improvements to be leased to Dixie Home Stores, Inc. as herein provided:

All that piece, parcel or lot of land situate, lying and being on the Northwest side of North Main Street in the City of Greer, County of Greenville, State of South Carolina, and having the following metes and bounds:

BEGINNING at an iron pin on the Northwest side of North Main Street, which iron pin is S. 36-30 W. 444.85 feet from an iron pin at the Southwest corner of the intersection of Church Street and North Main Street, and running thence N. 53-30 W. 216 feet to an iron pin on the Southeast side of Mosteller Place; thence with the Southeast side of Mosteller Place N. 32-01 E. 209 feet, more or less; thence S. 53-30 E. 232 feet, more or less, to a point on the Northwest side of North Main Street; thence with the Northwest side of North Main Street S. 36-30 W. 208' 10" to an iron pin, the point of beginning.

Together with a strip of land twenty-five feet, more or less, in width, lying adjacent to the Northeastern boundary of the above-described property, fronting 25 feet on North Main Street and running back therefrom in parallel lines 100 feet.

2. The Party of the First Part will accept the conveyance to him as Trustee of the Trust Property, and will hold and manage the same in accordance with the powers and duties and for the purposes hereinafter set forth.

3. The Trustee shall have full power and is hereby authorized and empowered:

A. To enter into an agreement with some accredited construction company for the construction of a building and other improvements on said property and certain improvements on adjoining property at a cost of approximately \$87,575.00 in accordance with plans and specifications prepared by R. H. Longstreet & Company dated September 15, 1954, and approved by Dixie Home Stores, Inc., the size of said building as