

GREENVILLE CO. S. C.
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 STATE OF SOUTH CAROLINA)
) S. C. DEEDS OFFICE
)
 COUNTY OF GREENVILLE) POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, that we, JACK M. GUMBIN AND LOUISE GUMBIN, of Tucson, Pima County, State of Arizona, desiring to execute a limited Power of Attorney have made, constituted and appointed and by these presents do make, constitute and appoint T. COOPER JAMES, of Greensboro, Guilford County, North Carolina, our true and lawful attorney in fact in our place and stead and in our name to do and perform all acts, deeds, matters and things whatsoever concerning the ownership of property in which T. Cooper James and Jack M. Gumbin are the owners as tenants in common located at the northwestern corner of the intersection of Buncombe Road (Old U. S. Highway No. 25) and an access road to New U. S. Highway No. 25 (Poinsett Highway) in Greenville County, South Carolina described in deed recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 956, pages 5 and 11, excluding Lot No. 4 sold off to Frontier Electronics, Inc. as fully and effectually as if we were personally present and acting including but not limited to each and everyone of the following matters, to-wit:

1. To sell, contract to sell, mortgage, lease, rent, encumber, exchange, and otherwise deal in and dispose of any manner whatsoever the real estate above mentioned including the granting of options or undivided interest therein upon such terms, conditions and considerations as our attorney in fact shall deem proper in our names, or jointly in our names and that of any party or parties who may own an interest therein including our attorney in fact, and to sign, seal, execute, acknowledge and deliver any and all deeds, notes, mortgages, contracts, options, agreements or any other instrument of every kind and nature which may be required by any lender, mortgagee, purchaser, lessee or tenant in or about the above described property in writing or otherwise which may be deemed