

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 Peoples National Bank of Greenville, S. C., as Trustee for J. McDuffie Bruce and Virginia Bruce Allen under a Trust Indenture made September 4, 1952 by James Hagood Bruce, its successors and assigns, forever, in Trust, however, to hold, manage and dispose of the property herein conveyed in accordance with the powers and duties as set forth in the aforesaid Trust Indenture including, inter alia, (without in any way restricting the powers and duties imposed upon the Trustee in the Trust Indenture above referred to), the power to sell, at public or private sale for cash or on such terms as the said Trustee may deem proper, re-sell and transfer all or any part thereof in such manner and upon such terms as it may deem advisable, without any obligation upon the purchaser to see to the application of the proceeds of sale; to borrow money and to give a security deed conveying the trust property or any part thereof to the lender as security for the repayment of the loan, and to execute a promissory note, or notes, for the amount of money borrowed, payable to the lender without any obligation upon the lender to see to the use of the proceeds of such loans; to make and execute and deliver leases on all or any part of the property herein conveyed, on such terms and conditions as it may deem advisable regardless of whether or not such leases may extend beyond the probable or the actual duration of the trust. All of the foregoing powers herein granted Trustee are also hereby granted its successors, and Trustee and its successors may exercise all of said powers without the order of any court or judge, and any purchaser of the trust property or lender to whom the property is conveyed as security for a loan to Trustee is hereby relieved of the necessity of further investigating the Trustee's power to convey or sell said trust property.