

and Western sides, one hundred fifty-three feet (153'), and being bounded on the North by Taylor Street, on the South and West by property of the Board of Trustees of the Allen University of the African Methodist Episcopal Church of South Carolina, all of which will more fully appear reference being had to plat of Property of Allen University made by Tomlinson Engineering Company, dated January 17, 1945.

Being a portion of that property conveyed to me by deed of M. W. Merritt, individually and as Trustee for Bobbie Shafter Merritt, and The Peoples National Bank as Trustee, dated April 1, 1953, recorded in the Clerk of Court's Office for Richland County, S. C., in Deed Book 115, page 553.

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 THE WACHOVIA BANK & TRUST CO. AS TRUSTEE FOR MICHAEL PRESTON EBERT UNDER A TRUST INDENTURE EXECUTED BY R. E. EBERT, DATED DECEMBER 22, 1955, 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, the power to sell, resell 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 mortgage the property herein conveyed, or any part thereof, as security for the repayment thereof 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 actual duration of the trust.

And I do hereby bind myself, my Heirs, Executors and Administrators to warrant and forever defend all and singular the said Premises unto THE WACHOVIA BANK & TRUST CO. AS TRUSTEE FOR MICHAEL PRESTON EBERT UNDER A TRUST INDENTURE EXECUTED BY R. E. EBERT