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Lydia Blassengame Talley, if she survived him. Our mother died testate March 7, 1974, as will be shown by reference to Apartment 1323, File 6, Probate records of Greenville County, and the Grantors and the Grantees are the sole devisees and beneficiaries under the Will of our mother, Lydia Blassengame Talley. Both estates have been administered and Letters Dismissary issued and the only remaining assets of said estates is the real estate described above.

TO HAVE AND TO HOLD Unto said Leola T. Kirksey, Willie Ree T. Rucker and Bernice T. Elrod, as Trustees, their successors and assigns, upon the following terms of trust:

(1) The Trustees are to hold, maintain and rent the Birnie Street property, on which there is located a dwelling, the lots in Luckytown being vacant and to pay all taxes and insurance against said property.

(2) The Trustees are given the power and authority to grant, bargain and sell said property separately for cash for such price as in their sole opinion they may deem proper and to divide the proceeds of sale into seven equal parts and to pay over to the four Grantors and the three Grantees a one-seventh (1/7) of the net proceeds of sale.

(3) One purpose of this Trust is to place this property in the names of the Trustees, who are all residents of Greenville, South Carolina, so as to expedite and facilitate the sale of said property. The other four Grantors are residents of Los Angeles, California, Washington, D. C. and Chicago, Illinois. The Grantors repose trust and confidence in the Grantees to sell said property at such price for cash as in their sole discretion they may think best for the interest of the Grantors, and also for the interest of the three Trustees who each own an undivided one-seventh (1/7) interest in said property.

W A R R A N T Y

We do hereby bind ourselves, our heirs, Executors and Administrators, to warrant and forever defend all and singular the said premises unto the said Leola T. Kirksey, Willie Ree T. Rucker and

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