

STATE OF SOUTH CAROLINA)
 COUNTY OF GREENVILLE)

FILED
 GREENVILLE S.C.
 4 23 PM '83
 R. S. SLEAY

AGREEMENT TO CONTINUE TRUST

WHEREAS, James F. Perley conveyed in trust to James F. Perley, Jr., Trustee, his undivided one-third (1/3) interest in and to certain real property located on the eastern side of North Main Street, Greenville, South Carolina, by deed dated December 30, 1955, and recorded December 31, 1955, in Deed Book 542, Page 113, RMC Office for Greenville County, South Carolina; and

WHEREAS, such deed created a trust and imposed upon James F. Perley, Jr., as Trustee, certain duties and responsibilities, including the duty of disbursing rents and profits to Myrtle M. Perley, wife of James F. Perley, during her lifetime, and gave to him the authority to convey the subject property during the lifetime of the Grantor (James F. Perley) and if the property was not conveyed during the lifetime of the Grantor, then upon the death of Myrtle M. Perley, to convey the property to the children of the Grantor (James F. Perley), namely: James F. Perley, Jr., Mary Dillard Perley Branch, Carolyn McIver Perley Wyatt, and Dianne McQueen Perley Burns, or if any of said beneficiaries should die prior to the death of Myrtle M. Perley, then the share of such deceased beneficiary be conveyed to the child or children of such deceased beneficiary; and

WHEREAS, the Grantor (James F. Perley) is deceased, the subject property was never conveyed during the lifetime of the Grantor, and the Trustee and the above beneficiaries desire to convey the property to U.S. Shelter Corporation; and

WHEREAS, the purchase price for the trust's undivided one-third (1/3) interest in the subject property shall be One Hundred Seventy-Five Thousand and no/100 (\$175,000.00) Dollars of which Twenty-Five Thousand and no/100 (\$25,000.00) Dollars (less closing costs and expenses) shall be paid in cash at closing, and the balance of One Hundred Fifty Thousand and no/100 (\$150,000.00) Dollars payable by way of a first purchase money note and mortgage from U.S. Shelter Corporation to James F. Perley, Jr. (individually and as Trustee), Myrtle M. Perley, Mary Dillard Perley Branch, Carolyn McIver Perley Wyatt, and Dianne McQueen Perley Burns; and

WHEREAS, the Trustee and all beneficiaries believe that the intent and purpose of the trust would be better fulfilled if the subject property is sold, the proceeds from such sale placed in trust to be distributed as hereafter set forth, and the trust continued during the lifetime of Myrtle M. Perley, all upon the terms and conditions hereafter set forth;

(CONTINUED ON NEXT PAGE)

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