

southerly margin of Welborn Street (formerly Northern Street); thence with the southerly margin of Welborn Street (formerly Northern Street) marked by the edge of a concrete pavement five (5) feet distant, northerly and parallel with said Welborn Street (formerly Northern Street) S. 47-32 E. 100 feet to the point of beginning, containing 13,957 square feet, more or less, being the same property conveyed to H. B. McKoy and G. P. Campbell by deed of Piedmont and Northern Railroad Company recorded in Deed Book 301 at Page 88, and being subject to the conditions and restrictions set forth in that deed. The interest of G. P. Campbell in the above described property was acquired by H. B. McKoy by deed recorded in Deed Book 611 at Page 217.

Together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining; to have and to hold all and singular the premises before mentioned unto the grantee, and the grantee's successors and assigns, in trust for the purposes and uses and subject to the terms and conditions provided for in that certain agreement between Henry B. McKoy and The Peoples National Bank, Greenville, South Carolina, as Trustee, dated May 8, 1967, including the following powers and authority which the grantor hereby expressly confirms:

The grantee shall have the power and authority to sell, convey, lease, pledge, mortgage, transfer, exchange, convert, or otherwise dispose of, or grant options with respect to the above described property, in such manner, and at such time or times, for such purposes, and such prices, and upon such terms, credits and conditions as the grantee may deem advisable, and the grantee is further authorized and empowered to execute and deliver any deeds, mortgages, leases, contracts, and all instruments in writing which it may deem advisable with respect to said property, and no party to any such instrument in writing signed by the grantee or its successors shall be obliged to inquire into its validity, or be bound to see to the application by the grantee of any money or other property paid or delivered to the grantee pursuant to the terms of any such instrument.

(Continued on next page)