

of U. S. Highway No. 276, the point of beginning.

The above described property is a portion of the 230-acre tract conveyed to the Grantor by deed of Tenfold, Inc., recorded in the RMC Office for Greenville County, S. C., in Deed Book 879, page 489, and is shown on a Plat of the Property of Ida Mae and J. M. Latimer, made by C. O. Riddle, RLS, dated June, 1959, recorded in the RMC Office for Greenville County, S. C., in Plat Book RR, page 1.

The above described property is hereby conveyed subject to utility rights of way and easements in indefinite form and to a sanitary sewer line easement crossing near Rocky Creek as shown on the above mentioned plat and to Greenville County property taxes for the tax year 1970 and subsequent years, accrued but not yet due and payable.

TO HAVE AND TO HOLD all and singular the premises before mentioned and described unto the said Jeff R. Richardson, Jr., as Trustee for Ralph W. Bailey, Melvin Bell, Herbert Carson, Vance B. Drawdy, Chester Johnson, Joseph A. McCullough, Jeff R. Richardson, Jr., Henry Sitton, Jr. and J. Harold Townes, Jr., under a written Agreement of Trust dated May 26, 1970, his successors and assigns forever, in trust, nevertheless, for the uses and purposes set forth in said Trust Agreement, including but not limited to the right of the Trustee to hold, manage, and dispose of the property herein conveyed in his name as Trustee, to borrow money in his name upon such terms and conditions as he may deem advisable and to mortgage all or any part of said property herein conveyed as security for the repayment thereof, and without any obligation upon the lender to see to the use of said proceeds of such loan, and to repay all such borrowed money from income or principal as in his judgment may be to the best interests of the trust estate; to sell and resell all or any part of the land herein conveyed in such manner and upon such terms as he may deem advisable, and to execute and give proper deeds therefor in warranty form, without any obligation upon the purchaser or purchasers to see to the application of the purchase price; to make, execute and deliver leases on all or any part of the property herein conveyed upon such terms and conditions as he may deem advisable, regardless of whether or not such leases may extend beyond the actual duration of this Trust. Any purchaser, lender or other party dealing with the Trustee above named may rely upon the powers and authorities herein granted to the Trustee in this deed without any obligation to examine or inquire into the terms of the above mentioned Trust Agreement dated May 26, 1970, or to inquire as to whether or not said Trust is then in full force and effect, has been altered, amended or otherwise terminated, or to inquire as to the application of the proceeds of any sale or loan by the Trustee.

SOUTHERN BANK AND TRUST COMPANY as Trustee for T. M. Bailey, Marvin P. Cannon, H. Baxter Carpenter, Waco F. Childers, Jr., Paul A. Guthrie, W. Gaines Huguley, Arthur C. McCall, Wake H. Myers, Harry R. Stephenson, Jr., J. Robert Thomason, and C. Douglas Wilson, under Agreement dated November 18, 1969, does hereby bind itself and its successors and assigns to warrant and forever defend all and singular the above described premises unto the said Jeff R. Richardson, Jr., as Trustee for Ralph W. Bailey, Melvin Bell, Herbert Carson, Vance B. Drawdy, Chester Johnson, Joseph A. McCullough, Jeff R. Richardson, Jr., Henry Sitton, Jr. and J. Harold Townes, Jr., under written Agreement dated May 26, 1970, his successors and assigns,