

ALSO ALL that piece, parcel or lot of land , together with buildings and improvements, situate, lying and being in Greenville Township, Greenville County, State of South Carolina, on the Northern corner of the intersection of Emile Avenue and Agnes Street, being known and designated as Lot No. 1 of Section C as shown on a Plat of Property of J. Ed Means, said plat recorded in the RMC Office for Greenville County in Plat Book J, Pages 186 and 187 and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northern corner of the intersection of Emile Avenue and Agnes Street and running thence along Emile Avenue, N. 40-30 W., 75 feet to the line of Lot No. 6; thence along the line of Lot No. 6, N. 49-00 E., 177.2 feet to the line of Lot No. 2; thence along the line of Lot No. 2, S. 29-43 E., 108.6 feet to the Northern side of Agnes Street; thence along Agnes Street, S. 60-17 W., 160 feet to the point of beginning, being all of Lot No. 1 as shown on the above described plat and containing .36 acres, more or less.

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The above described property is the same conveyed to Ralph F. Schmidt, Clayton Schmidt and Hugh E. Schmidt, Partners trading as Schmidt Realty Co. by deed of Greenville Belting Company dated December 17, 1955, and recorded on December 23, 1955, in the RMC Office for Greenville County, South Carolina in Deed Book 541, Page 471, and is hereby conveyed subject to rights of way and easements in blanket form of public record.

The Grantee agrees to pay Greenville County property taxes for the tax year 1972 and subsequent years, a lien but not yet due and payable.

The above described property is hereby conveyed unto Carl V. Schmidt as Trustee for the exclusive benefit of Ralph F. Schmidt as beneficiary pursuant to the terms and conditions of that certain Trust Agreement with an effective date of February 14, 1972, between Ralph F. Schmidt and Carl V. Schmidt as Trustee for the uses and purposes and upon the terms and conditions set forth therein which are incorporated herein by reference and made a part hereof as though fully set forth. The terms and conditions of said Trust Agreement include but are not limited to the conferring upon the Trustee of the right to sell, transfer and convey the whole or any part of the above described property at such time or times and in such manner and upon such terms and conditions and for such price or prices as the Trustee shall deem best, including the right of the Trustee to borrow money upon, mortgage or otherwise encumber and to execute warranty deeds and mortgages upon the property held subject to the terms hereof. No purchaser or lender from the Trustee shall be required to see to the use or the application by the Trustee of the proceeds of sale of said property or of any loan thereon.

The above described property is hereby conveyed subject to Greenville County subdivision and zoning statutes and ordinances and to all regulations issued thereunder.

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