

(7) Trustee's Powers. In addition to all authority, discretion and powers conferred generally upon fiduciaries, and to those conferred by statute or other laws of the State of South Carolina, Grantor hereby authorizes and empowers the Trustee, when and as often as the Trustee may see fit, and insofar as permissible without application to any court, to exercise the following powers, which at all times shall be exercised in a fiduciary manner for the benefit of the beneficiary herein:

(a) Without liability for loss, to continue, in the Trustee's discretion, to hold any property, real or personal, regardless of the proportion said property may bear to the trust estate;

(b) To sell, resell or otherwise dispose of any property, real or personal, at any time forming a part of the trust estate, for cash or upon credit, in such manner and on such terms and conditions as the Trustee may deem best, and no person dealing with the Trustee shall be bound to see to the application of any monies paid;

(c) To invest and reinvest any funds of the trust estate in any savings account, certificates of deposit, treasury bills, stocks, mutual funds, real estate, mortgages, general or limited partnership interests, bonds, notes, or other securities or property, real or personal, or in common trust funds, it being Grantor's intention to give the broadest investment powers and discretion to the Trustee; provided, however, that it is the Grantor's intention that the Trustee pursue an investment policy to provide income to the trust beneficiary;

(d) To invest in and borrow money for improvements to real estate held hereunder, whenever in the Trustee's judgment such improvements are desirable or expedient to protect or preserve the property or to secure or retain a desirable tenant or to increase the rentals;

(e) To divide, subdivide, improve and manage, operate, repair, adjust boundaries, erect or demolish buildings thereon, grant options, dedicate for public use, mortgage and lease for any term (regardless of whether or not the mortgage or the lease extends beyond the probable or actual duration of the trust hereunder), any real estate at any time held hereunder;

(f) To collect and receive the proceeds of insurance policies in the event of loss or damage, and to expend the same in repair, replacement or improvement of the damaged property, or any other property of the trust estate, or to hold the same as part of the principal of the trust estate;

(g) To adjust, arbitrate, compromise, litigate and settle any claim or obligation to or from the trust estate, and to reduce the rate of interest on, to extend, refinance, renew, or otherwise modify, or to enforce, any such obligations;

(h) To exercise any subscription rights or warrants in connection with any stock or securities held hereunder; to vote in person or by proxy any stock or securities owned at

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