

and the Trustee shall have no further duties, functions or liabilities arising hereunder.

6. The Trustee may resign at any time by giving ten days' written notice to the Grantor. The Grantor, during said ten day period, may by amendment to this Trust Agreement substitute a Trustee hereunder, and the Trustee shall then convey the Trust Property to the substituted Trustee and be discharged from any further liability or duties hereunder. The failure of the Grantor to substitute a Trustee within said ten day period shall authorize the Trustee to convey the Trust Property to the Grantor in termination of this Trust.
7. No purchaser or lender or other person dealing with the Trustee shall be required to inquire whether any act of the Trustee is done pursuant to the direction of the Grantor; nor shall any purchaser, lender or any other person dealing with the Trustee be required to see to the disposition of any funds or other consideration disbursed to the Trustee.
8. Anything herein to the contrary notwithstanding, and only when authorized by the previous written direction or consent of the Grantor, the sole duties and functions of the Trustee are:
 - a. To receive monies remitted to her by purchasers, lenders or other persons acquiring an interest in the Trust Property, or making a loan thereon;
 - b. To pay taxes and other necessary expenses incurred as a result of holding said Trust Property, including counsel fees, out of monies in her hands as Trustee;
 - c. To disburse the net funds, after payment of such necessary expenses, to the Grantor named herein and in the manner set forth herein,
 - d. To execute and deliver deeds, mortgages, notes, contracts of sale and like documents when instructed, in writing, to do so by the Grantor;
 - e. Any legal instrument executed by the Trustee affecting the Trust Property herein authorized, including any deed, mortgage, note, contract of sale or like document shall be binding upon the Grantor and the Trustee even though the term of such document may or does extend beyond the actual or probable duration of this Trust;
 - f. Specifically to enter into a mortgage loan affecting the Trust Property in the amount of \$47,500.00, with an initial interest rate of 9.875 per cent for a 30-year loan, repayable in monthly installments of principal and interest in the sum of \$412.47, with First Federal Savings and Loan Association of South Carolina, in accordance with the terms of a certain loan commitment dated March 14, 1984, as implemented by closing instructions of the same date, and to execute the note, mortgage and all other documents necessary or desirable in the discretion of the Trustee to complete said loan with First Federal Savings and Loan Association of South Carolina to fully encumber and mortgage the Trust Property for all purposes whatsoever, but without any personal liability on the part of the Trustee in her personal capacity for the payment of said note and mortgage; and,

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