

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

DECLARATION OF TRUST

KNOW ALL MEN BY THESE PRESENTS, that Tom A. Siachos and Maria H. Siachos in consideration of One Dollar plus love and affection, receipt of which is hereby acknowledged, have granted, bargained, sold and released, and by these presents, do grant, bargain, sell and release unto Tom A. Siachos and Maria H. Siachos as Trustees, their successors and assigns, forever; subject to the terms and conditions set forth herein:

All that piece, parcel or lot of land together with the improvements thereon, situate, lying and being at the corner of Green Avenue and Vardry Street in the City of Greenville, South Carolina, described as follows:

BEGINNING at an iron pin at the northwest corner of Green Avenue and Vardry Street and running thence with the northwest side of Vardry Street, S. 28-42 W. 144.95 feet to an iron pin; thence N. 62-45 W. 76.5 feet to an iron pin; thence N. 27-0 E. 133.3 feet through a party wall to an iron pin on the southern side of Vardry Street; thence with the southern side of Vardry Street, S. 70-55 E. 81.6 feet to the beginning corner. Being part of the property conveyed to the grantors by deed recorded in Deed Book 978 at page 96 and Deed Book 875 at page 32 in the RMC Office for Greenville County.

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, the grantees' heirs or successors and assigns forever. And, the grantors do hereby bind themselves and their heirs and assigns to warrant and forever defend all and singular said premises unto the grantees and the grantees' heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

This Trust is subject to the following terms and conditions:

1. Additional property (both real and personal) may be transferred to this trust estate from time to time by the grantors or by an other person or persons, and such property shall become a part of the trust estate and shall be held, managed, invested, reinvested and disposed of on the same terms and conditions as the property originally transferred.