

ARTICLE III

In consideration of the Trustee's efforts, the Settlers agree to pay to the Trustee a commission equal to ten (10%) percent of the gross sales price of each sale. The Settlers further agree to pay to Trustee a commission of three (3%) percent of all amounts collected after down-payment. The Trustee is further entitled to receive three (3%) of all rents collected for Settlers. The balance of the gross sales price shall be distributed for the Settlor's portion of the expenses of sale and then to the Settlers in their respective interests.

ARTICLE IV

The Settlers agree to guarantee and secure good, marketable fee simple title for the Trustee and prospective purchasers.

ARTICLE V

This Trust Agreement shall extend for a period of three (3) years from date with right of renewal for subsequent terms subject to the consent of the parties.

ARTICLE VI

The Trust property hereinabove referred to is as follows:

ALL that certain piece, parcel or tract of land lying, being and situate in the County of Greenville, State of South Carolina, and containing 118.95 acres as is shown on a plat entitled Property of Frennie Stewart Coleman Estate prepared by C. O. Riddle, RLS, in November, 1972, and revised on September 18, 1973, which plat shows the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of McCarter Road and running thence along the center of McCarter Road S. 6-29 W. 9957 feet to an iron pin; thence leaving said McCarter Road and running along the joint boundary of the within described property and property of Ilene McDowell McCarter S. 85-52 W. 668.2 feet to an iron pin in the center of Greenpond Road; thence turning and running down Greenpond Road S. 21-40 E. 330 feet to an iron pin by a Locust stump; thence turning and