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STATE OF SOUTH CAROLINA

COUNTY OF YORK

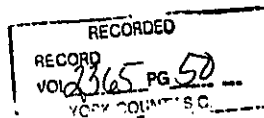
SPECIAL POWER OF ATTORNEY

I, Margaret L. Morrell, presently a resident of 376 Hampton Hills Court, DeBary, State of Florida, and having entered into a written Agreement of Purchase and Sale, as Purchaser, with William Deal and Jan Deal, as Sellers, for the purchase of certain real property located at 8 Old Fox Trail, in River Hills Plantation Subdivision, Lake Wylie, S. C., which transaction is to be closed, unless otherwise agreed between all parties, on August 14, 1998 in Lake Wylie, S. C., do hereby name, nominate, constitute, and appoint T. Hugh Simrill, Jr., of Rock Hill, South Carolina, as my true and lawful Attorney-in-Fact, to act in my behalf, and in my stead in connection with, and relative to the aforementioned transaction, hereby vesting in my said Attorney-in-Fact any and all powers and authority that I myself possess were I now or hereafter present in the State of South Carolina, including, but not limited to, personal inspection of the premises prior to closing, including all structures located thereon for the purpose of identifying all defects, if any, referred to in an Inspection Report dated June 17, 1998 by Sherlock Homes Inspection Services which may remain unrepaired or uncorrected, to confer with the business entity personnel or individual in charge of performing such repairs, and to bring to the attention of River Hills Realty Company that proper compliance with said Inspection Report either has or has not been made with regard to acceptability as defined in said report; my said Attorney-in-Fact is further authorized and empowered to assume the same authoritative position and action with respect to any pest control repairs which may be shown on a report referred to as a CL-100 from a licensed, qualified Pest Control Company; such power and authority shall include the right to withhold from purchase funds such amounts as may be necessary to complete any such repairs in either case (the Sherlock Homes Report or the CL-100 Report) as may not have been completed prior to closing of the property purchase transaction, should my said Attorney in his judgment deem it appropriate to do so.

My said Attorney-in-Fact is hereby further authorized, empowered, and directed to sign any and all documents of whatever kind, including but not limited to, checks, sight drafts, bank drafts, wired documents, or other choses in action, by way of issuance or endorsement, in any way related (directly or indirectly), to the subject transaction, without limitation, in the furtherance of the final completion of said transaction.

All powers and authority herein granted to my said Attorney-in-Fact are to be exercised by him in his sole, unrestricted discretion and judgment, and this Special Power of Attorney shall continue in full force and effect until the date and time of the recordation

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of the General Warranty Deed of Conveyance of said property from William Deal and Jan Deal to me, in the Office of the Clerk of Court for York County, S.C., at which time this Power of Attorney shall become null and void.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 12 day of Aug, 1998

Neal Harris
First Witness

Margaret L. Morrell (SEAL)
MARGARET L. MORRELL

Leonard P. Milner
Second Witness

STATE OF FLORIDA)

PROBATE OF DOCUMENT

COUNTY OF Volusia }

PERSONALLY appeared before me the undersigned first witness, who upon oath deposes and says that he/she saw the within-named Margaret L. Morrell, sign, seal, and as her act and deed, deliver the above Special Power of Attorney for the uses and purposes therein specified, and that he/she, together with the second witness,

LEONARD P. MILNER witnessed the due execution thereof.

SWORN to before me this

12 day of Aug. 1998.

James G. [Signature]
Notary Public, State of Florida
My Commission Expires 12-31-99

Neal Harris