STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, that OTTO WARD

in consideration of One and No/100---the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release NANCY G. NIX AND RONNIE E. NIX, their heirs and assigns forever, subject, however, to the life estates hereinafter created:

ALL that certain piece, parcel or lot of land in the State of South Carolina, Greenville County, Bates Township and being lots Nos. 12 and 16 of the property of Central Realty Corporation, according to a plat in the RMC Office for Greenville County in Plat Book V, at Page 91, and having the following metes and bounds, to-wit:

BEGINNING at a point in the center of a county road, the joint front corner of lots Nos. 11 and 12 and running thence N. 45-00 E. 420 feet to a point in a branch; thence in a northwesterly direction with said branch as the line, 292 feet to a point, Beech; thence N. 24-30 W. 175 feet to a point; thence S. 45-00 W. 318 feet to a point in the center of said county road; thence with the center of said county road S. 39-37 E. 120 feet to a point; thence continuing with the center of said county road, S. 30-00 E. 80 feet to a point; thence still continuing with the center of said county road S. 22-15 E. 50 feet to a point; thence still continuing with the center of said county road S. 9-00 E. 100 feet to a point; thence still continuing with the center of said county road S. 9-30 W. 124 feet to the point of beginning, containing 3.07 acres, more or less.

This being the same property conveyed to Otto Ward by deed from Central Realty Corporation recorded in the RMC Office for Greenville County, S. C., in Deed Book 396, Page 311, recorded November 21, 1949.

The Grantor herein, Otto Ward, hereby expressly reserves a life estate in himself and Lillian Ward, or the survivor of the said Otto Ward and the said Lillian Ward, in all property conveyed by this deed and further reserves for the said Otto Ward and the said Lillian Ward all legal rights of a life tenant under the laws of South Carolina with respect to said property.

| ALLINESS (Se Barreton of ) transf  | (s) and seal(s) this 22 day of .   | to the III                               | 0470                                     | 大,            | was                | D                                       |
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