

VEL 1032

3217 State Lake Dr
STATE OF SOUTH CAROLINA)
Beaufort County)
COUNTY OF GREENVILLE)

TITLE TO REAL ESTATE

WHEREAS, the Grantor hereof is the trustee of a trust established under the Will of Leroy A. Werts, deceased; and

WHEREAS, the real property described herein was conveyed by deed of Lucile Reams Werts, dated August 2, 1961, to the Trustee of a trust established under the Will of Leroy A. Werts, deceased, which Will is of record in the Office of the Probate Court for Greenville County, South Carolina, in Apartment 697, Files 3 and 3A; and

WHEREAS, the real property described herein is owned by the aforesaid trust; and

WHEREAS, in accordance with the terms of the trust and in particular Item IV of the aforesaid Will of Leroy A. Werts, deceased, the corporate trustee has determined that the following one-third (1/3) undivided interest in real estate shall be deeded to Lucille Werts McClain,

KNOW ALL MEN BY THESE PRESENTS, that The South Carolina National Bank, as Trustee, in consideration of love and affection and in accordance with the terms of the aforesaid trust to the grantor in hand paid at and before the sealing of these presents by Lucille Werts McClain, (the receipt whereof is hereby acknowledged), has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said Lucille Werts McClain, an undivided one-third (1/3) interest in:

ALL that certain piece, parcel or lot of land, together with the buildings and improvements thereon, situate, lying and being on the Westerly side of the Augusta Road, County of Greenville, State of South Carolina, in the City of Greenville, and being known and designated as all of Lot No. 10 of Block "M", as shown on Plat of O.P. Mills Property prepared by H. Olin Jones, Engineer, May, 1914, which plat is recorded in Plat Book "C", at page 176, R.M.C. Office, Greenville, S.C., and having according to said plat the following metes and bounds, to wit:

— 500 - 96 - 7 - 3 Note

BEGINNING at an iron pin on the Westerly side of Augusta Road which pin is 144 feet S. 48-22 E., of the intersection of the Southerly side of Prentiss Avenue with the Westerly side of Augusta Road, at the corner of property now or formerly of Louise C. Gower; thence along the Westerly side of Augusta Road, S. 48-22 E., 72 feet to a point, the joint front corner of Lots 10 and 11; thence along line of Lot 11, S. 45-27 W., 180 feet; thence along line of Lots Nos. 13 and 7, N. 48-22 W., 72 feet to Gower line; thence along Gower line, N. 45-27 E., 180 feet to the point of beginning.

This conveyance is subject to all restrictions, set back lines, roadways, zoning ordinances, easements and rights of way, if any, affecting the above described property.

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