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State Of South Carolina }
COUNTY OF ANDERSON.

TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS That We, Ronald O. Werts and Kaye F. Werts
in the State aforesaid,
in consideration of the sum of Twenty-thousand and no/100 - - (\$20,000.00) - - - - Dollars,
to us in hand paid at and before the sealing of these presents by James Edward Cole and Shirley Mae
Cole (the receipt whereof
is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto
James Edward Cole and Shirley Mae Cole, their heirs and assigns forever:

All that certain piece, parcel or lot of land in the County of Greenville, State
of South Carolina, in the Oaklawn Township, located on the Northeast side of
Walker's Hill Road and being shown as a 1.027 acre, more or less, tract of land
as shown on plat made by John C. Smith, February 11, 1972, entitled "Land owned
by Mr. and Mrs. J. A. McDougale", and having, according to said plat, the following
metes and bounds, to-wit:

Beginning at an iron pin on the northeast side of Walker's Hill Road at the joint
corner of property herein being conveyed and property now or formerly of S. M.
King and runs thence along the king property line N. 52-46 E. 435.5 feet to an
iron pin; thence along property now or formerly of Clarence Owens S. 11-00 W. 166
feet to an iron pin; thence along the line of other property of the Grantor S.
48-20 W. 307.4 feet to an iron pin on the northeast side of Walker's Hill Road;
thence along Walker's Hill Road N. 39-30 W. 134.3 feet to the beginning corner.

This is the same piece, parcel or lot of land conveyed unto Ronald O. Werts and
Kay F. Werts by Deed of J. A. McDougale and Mattie Lee McDougale dated July 16, 1973
of record in the R.M.C. Office for Greenville County, South Carolina in Deed
Vol. 980 at Page 515.

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

Grantor's Address:

(CONTINUED ON NEXT PAGE)



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