1306 Augusta St.
Grville, S.C. 29605

STATE OF SOUTH CAROLINA )
) TITLE TO REAL ESTATE
COUNTY OF GREENVILLE )

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 passed under the will of Leroy A. Werts, deceased, to the trustee of the trust under his will, which will and the codicil thereto attached, 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 Leroy A. Werts, Jr.

KNOW ALL MEN BY THESE PRESENTS, that The South Carolina National Bank, 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 Leroy A. Werts, Jr., (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 Leroy A. Werts, Jr., a one-third (1/3) undivided interest in:

ALL that certain piece, parcel or lot of land in the City of Greenville, County of Greenville, State of South Carolina, situate at the southwest intersection of Augusta Street and West Prentiss Avenue, and having the following metes and bounds, to wit:

BEGINNING at an iron pin at the southwest intersection of Augusta Street and West Prentiss Avenue, and running thence along the southwest side of Augusta Street S. 48-22 E. 144 feet to an iron pin in line of other property of the grantee herein; thence along said property of the grantee herein S. 45-27 W. 100 feet to an iron pin; thence N. 48-22 W. 144 feet to an iron pin in the southeast side of West Prentiss Avenue; thence along the southeast side of West Prentiss Avenue N. 45-27 E. 100 feet to an iron pin, 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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