

The above-described land is subject to the following-described real estate mortgage(s).

1. That certain real estate mortgage to the United States of America executed by Ronald L. Matthews
and Shirley R. Matthews, dated November 29, 1971

and recorded in Mortgage, Book(s) 1214
at Page(s) 641, of the Public Records of Greenville

State of South Carolina, with a present balance due of \$15,025.54
and the said Grantee(s) by separate agreement, executed as of the date hereof, assume(s) liability for and agree(s) to pay,
as part of the consideration of this conveyance, all or a certain specified portion of the indebtedness secured by said real
estate mortgage(s).

TO HAVE AND TO HOLD, all and singular the said Premises before mentioned unto the said Grantee(s) for and during
their joint lives and upon the death of either of them, then to the survivor of them, his or her heirs and assigns forever in
fee simple, together with every contingent remainder and right of reversion.

And we do hereby bind our Heirs, Executors and Administrators, to warrant and forever
defend all and singular the said premises unto the said Thomas A. Alverson and
Ginger M. Alverson for and during their joint lives and upon the death of either
of them, then to the survivor of them, his or her heirs and assigns forever in fee simple, against us

and our Heirs and all persons
whomsoever lawfully claiming, or to claim the same, or any part thereof.

IN WITNESS WHEREOF, the Grantor(s) ha ve hereunto set our hand(s) and seal(s), the day and year
first above written.

Signed, sealed and delivered in
the presence of:

Ronald L. Matthews (SEAL)
Shirley R. Matthews (SEAL)

James F. Burch

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