

(12) The Meltons warrant and agree that at the time of occupancy by the Oakleys that the heating system and all appliances are in proper working order but assumes no responsibility or liability thereafter.

(13) The Meltons represent to the Oakleys and the Oakleys expressly understand that there is a cloud on the title to the property and in the event of the sale the Meltons represent and will convey all of their right, title and interest in and to said property which property is described as follows:

All that piece, parcel or lot of land in Grove Township, Greenville County, State of South Carolina, containing 1.90 acres, more or less, as shown on plat of "property of Hazel W. Melton", dated December 28, 1970, prepared by C. O. Riddle, RLS, and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 41 at Page 15 and being more fully described according to said plat as follows:

Beginning at an old iron pin on the Eastern edge of Augusta Road (U.S. 25) and running thence along a line of Chevy Chase Subdivision N. 89-20 E. 116.3 feet to an old iron pin; thence continuing along a line of said Subdivision S. 67-57 E. 283.9 feet to an old iron pin; thence continuing along a line of said Subdivision N. 77-32 E. 195.8 feet to an old iron pin; thence along a line of Lois Ila Gilliam S. 10-43 W. 92.9 feet to an iron pin; thence along a line of Lois Ila Gilliam S. 77-32 W. 503.2 feet to an old iron pin on the Eastern edge of Augusta Road; thence along the Eastern edge of Augusta Road N. 12-28 W. 93.95 feet to an old iron pin; thence continuing along the Eastern edge of Augusta Road N. 13-46 W. 176.05 feet to the beginning corner and being a portion of the land of which F. W. Gilliam died seized and possessed.

This property is subject to existing easements, restrictions and rights-of-way upon or affecting said property.

IN WITNESS WHEREOF, the said Meltons and Oakleys have hereunto set their hands and seals on the day and year first above written.

James W. Melton  
James W. Melton  
Frederick F. Melton  
Frederick F. Melton  
R. J. Melton  
R. J. Melton  
Henry M. Oakley  
Henry M. Oakley  
Trudi H. Oakley  
Trudi H. Oakley

Signed and sealed in the presence of:

[Signature]  
[Signature]  
[Signature]

(continued on next page)