

ledged that the property adjoins three (3) public roads. The acreage selected by the Bank is to have at least 25 feet of frontage on any one of the three (3) public roads. Subject to this limitation the Bank may select any portion of the tract.

4. Taxes. Both properties are being conveyed subject to 1976 advalorem taxes. The respective Grantors are to pay deed stamps.

5. Title. Conveyance by Adams is to be by general warranty deed free and clear of all liens or encumbrances except such easements, restrictions or rights-of-way now of record and subject to the following:

a. Existing zoning.

Conveyance by the Bank is to be by limited warranty deed.

6. Closing. The conveyance by Adams to the Bank is to be simultaneous with the execution hereof. The conveyance by the Bank to Adams is to be concluded within ten (10) days of completion of the survey.

7. Broker. The parties hereto represent that no brokerage commissions are owing as a result of this transaction.

8. Completeness of Agreement. It is agreed that the within represents the entire agreement between the parties. Both parties represent that a full investigation of the properties to be exchanged has been made.

9. Enforcement. It is understood and agreed that either party may bring an action in equity seeking the specific enforcement of the covenants and obligations contained herein.

10. Construction of Agreement. This agreement may not be changed or terminated orally. The stipulations herein contained are to apply to and bind the heirs, executors, administrators, successors and assigns of the respective parties.

IN WITNESS WHEREOF, this agreement has been duly executed by the parties hereto.

WITNESSETH:

Laura Connor
Gayle D. Perry
Frances Thompson
Shelma Sanford

SOUTH CAROLINA NATIONAL BANK as trustee and executor under the Last Will and Testament and Codicil of Nell Baker Adams, deceased.
BY: Charles Stuart, Vice President & Trust Officer
BY: Ellison G. Webster, T.O., Trust Officer

W. T. Adams
W. T. ADAMS
Nell B. Adams
Nell B. Adams

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