

KNOW ALL MEN BY THESE PRESENTS, THAT B. B. Hutchison and Mary N. Hutchison in the State aforesaid, and in consideration of the sum of ONE HUNDRED SIXTY THREE THOUSAND TWO HUNDRED AND NO/100 (\$163,200.00) DOLLARS to us in hand paid at and before the sealing of these presents by Ronnie M. Cole and Jean M. Cole, 1303 Ella Street, Anderson, South Carolina 29621, in the State aforesaid, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto said Ronnie M. Cole and Jean M. Cole, 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, the following described property, to wit:

All that certain piece, parcel or tract of land with improvements thereon, situate, lying and being on the waters of Sawney's Creek in Calhoun Mills Township, Mt. Carmel, County of McCormick, State of South Carolina, containing 203.95 acres, more or less and being bounded on the North by lands now or formerly of the Norris Estate, the line running along the old abandoned roadbed of the Island Ford Road and along the center of S. C. Road S-1-40; on the East by lands of International Paper Company and by lands of J. Glenn Bell; on the South by Swaney's Creek separating this tract from lands of John A. McAllister; and on the West by lands of International Paper Company, the line running along the abandoned bed of the old Greenville Road. For a more particular description reference is made to a plat prepared by F. E. Ragsdale, RLS, from a survey in May, 1973, said plat being recorded in the Office of the Clerk of Court for McCormick County in Plat Book 2, at Page 162.

This is the identical property conveyed by deed of Thomas A. DuBose, Jr., to B. B. Hutchison and Mary N. Hutchison dated September 23, 1980, recorded in the Office of the Clerk of Court for McCormick County in Deed Book 52, at Page 95.

Together with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular the said Premises before mentioned unto the said Ronnie M. Cole and Jean M. Cole 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 rights of reversion, and we do hereby bind ourselves and our heirs and assigns to warrant and forever defend all and singular the said Premises unto the said Ronnie M. Cole and Jean M. Cole as hereinabove provided against us and our heirs and assigns, or whomsoever lawfully claiming or to claim the same, or any part thereof.

WITNESS our hand and seal this the 22 day of August, 1989, in