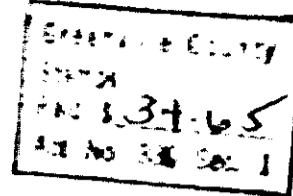


TITLE TO REAL ESTATE-Prepared by William E. Gooding, Attorney at Law, Greenville, S. C.

934-578

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }



KNOW ALL MEN BY THESE PRESENTS, that I, WILLIAM E. GOODING

in consideration of Thirty-one Thousand Three Hundred Ninety & 98/100 ----- Dollars, and assumption of mortgage

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto J. H. MORGAN AND CECIL MAE MORGAN, their heirs and assigns,

All that piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, located on the northeastern side of White Horse Road as shown on a plat entitled "Property of W. E. Wynn Estate" prepared by Webb Surveying and Mapping Company dated January 31, 1969 of record in the Office of the RMC for Greenville County in Plat Book UUU page 61, and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin in the center of White Horse Road at a point southwest from Keller Bridge Road; running thence N. 55-20 E. 686.2 feet to an iron pin; running thence N. 41-0 E. 643.4 feet to an iron pin; running thence S. 85-15 E. 319 feet to an iron pin; turning thence S. 40-25 W. 1,607.9 feet to a point in the center of White Horse Road; running thence along the center of said road, N. 34-51 W. 457 feet to the point of beginning.

This conveyance is made subject to right of way given to Duke Power Company of record in the Office of the RMC for Greenville County in Deed Book 785 page 608; also, subject to right of way given to Southern Power Company of record in 140 page 290; also subject to right of way given to Southern Public Utilities of record in vol. 166 page 184 and all other easements, restrictions and rights of ways affecting subject property.

As a part of the consideration for this conveyance, the grantees herein assume and agree to pay that certain mortgage held by First Federal Savings and Loan Association in the original amount of \$33,000 recorded Dec. 1, 1971 in mtg vol 1215 page 238 on which there is a balance due of \$31,609.02.

-365-507.2-1-38

together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining; to have and to hold all and singular the premises before mentioned unto the grantee(s), and the grantee(s)'s heirs or successors and assigns, forever. And, the grantor(s) (she) hereby bind the grantor(s) and the grantor(s)'s heirs or successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee(s)'s heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor(s)'s hand(s) and seal(s) this 1 day of March, 1974.

SIGNED, sealed and delivered in the presence of:

Amelia C. Hall
W. E. Gooding

William E. Gooding (SEAL)



STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

Personally appeared the undersigned witness and made oath that (s)he saw the within named grantor(s) sign, seal and as the grantor(s) act and deed, deliver the within written deed and that (s)he, with the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this 1 day of March, 1974

W. E. Gooding (SEAL)
Notary Public for South Carolina
My commission expires: 11/23/80

Amelia C. Hall

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named grantor(s) respectively, did this day appear before me, and each, upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomsoever, renounce, release and forever relinquish unto the grantee(s) and the grantee(s)'s heirs or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this 1 day of March, 1974
W. E. Gooding (SEAL)
Notary Public for South Carolina
My commission expires: 11/23/80

Vera P. Gooding

RECORDED this 1 day of MAR 1 1974 at 5:02 P. M., No. 21557

RECORD

4328-NY-2