

Grantee's address: P. O. Box 372, Greenville, S. C. 29602

Prepared by WYCHE, BURGESS, FREEMAN & PARIHAM, P. A., Attorneys at Law, Greenville, S. C.

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State of South Carolina GREENVILLE CO. TITLE TO REAL ESTATE

GREENVILLE COUNTY

SEP 23 10 34 AM '77 Know All Men by These Presents:

That Ethel Mahon Morgan hereafter referred to as Grantor, in consideration of the sum of \$1000.00 Gift paid to Grantor by C. Heyward Morgan as Trustee under Trust Agreement dated December 31, 1962, by and between Ethel Mahon Morgan and C. Heyward Morgan as Trustee, hereafter referred to as Grantee, at and before the sealing of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said Grantee, his successors and assigns forever:

ALL my right, title and interest, the same being an undivided 1/4 interest of, in and to:

ALL that lot of land situate at the southwest corner of West Washington and Laurens Streets, in the City and County of Greenville, South Carolina, and described as follows:

BEGINNING at an iron pin at the intersection of said Streets, and runs thence S. 16 W. 86 feet, more or less, to the line of the Haynsworth lot; thence along that line N. 74 W. 50 feet, more or less, to center of the brick wall which point is located at or about the center of the back line of the Conyers and Gower Building; thence in a northerly direction along the center of said wall, approximately 55 feet to an angle; thence continuing the same course along a straight line drawn from the center of said wall at the said point of angle approximately 31 feet to Washington Street; thence S. 74 E. along Washington Street 50 feet to the beginning corner.

Together with all rights, interests and privileges of, in and to the stairway mentioned in a deed of C. C. Jones and others to J. I. Westervelt the 15th of March, 1917, and recorded in Vol. 36, Page 234.

This is the same property conveyed to Clinton J. Morgan and J. H. Morgan, Jr. by deed recorded in the R.M.C. Office for Greenville County, S. C., in Deed Book 50 at Page 285.

J. H. Morgan, Jr. died on March 17, 1937 (Estate File 359-4), devising his one-half interest in the above described property to his widow, Ethel Mahon Morgan, the grantor herein, and his son, Clinton Heyward Morgan.

-500-49-3-12

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 Grantee and Grantee's Heirs/Successors and Assigns forever. AND Grantor does hereby bind Grantor and Grantor's Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto Grantee and Grantee's Heirs/Successors and Assigns against Grantor and Grantor's Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the hand and seal of Grantor this 31st. day of December 1974

Ethel Mahon Morgan (Seal)

Signed, Sealed and Delivered in the Presence of

Elizabeth J. Lee (Seal)
Jim C. Hawkins (Seal)

Ethel Mahon Morgan (Seal)
Grantor (Seal)

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

Personally appeared before me the undersigned witness and made oath that he saw Grantor sign, seal and as Grantor's act and deed deliver the written deed and that said witness together with the other witness whose name is also above subscribed witnessed the execution of the within deed by Grantor.

Sworn to before me this

31 day of December 1974

Elizabeth J. Lee (Seal) Notary Public for South Carolina

Jim C. Hawkins (Seal)

My Commission expires January 13, 1981

STATE OF SOUTH CAROLINA, WOMAN GRANTOR GREENVILLE COUNTY

RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify

unto all whom it may concern, that Mrs. [Name], wife of the within named Grantor did this day appear before me, and 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 or persons whomsoever, renounce, release, and forever relinquish unto Grantee and Grantee's Heirs/Successors and Assigns, all her interest and estate, and also all her right and claim of Dower of, in or to all and singular the premises above described.

GIVEN under my hand and seal this

[Date] day of [Month], 19 [Year] (Seal) Notary Public for South Carolina

My Commission expires January 1, 1977

Recorded this SEP 23 1977 day of at 10:34 A.M., No. 9111

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