

ROW PRIDDLE, ATTORNEY

TITLE TO REAL ESTATE—Offices of Haynsworth, Perry, Bryant, Marion & Johnstone, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GRANTEE ADDRESS:
ROUTE 1
7045 WHITE HORSE ROAD
GREENVILLE, S.C. 29611

FILED
AUG 11 2 09 PM '83
S. J. HANSEN
R.M.C.

KNOW ALL MEN BY THESE PRESENTS, that George R. Morgan, Jr.

in consideration of Forty Five Thousand and No/100 (\$45,000.00) ----- Dollars,

to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s), the receipt of which is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto

Elaine Bynum Hitch, her heirs and assigns, forever:

ALL that certain piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, containing 1.10 acres, more or less, on or near the southern side of Saluda Lake Road as shown on a plat of property of George Rose Morgan, Jr., prepared by Gould & Associates, August 23, 1978, and recorded in the RMC Office for Greenville County in Plat Book _____, at Page _____ and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at a point on or near the southern side of Saluda Lake Road at the joint front corner of the 1.10 acre tract and Morgan property and running thence along a line on or near Saluda Lake Road N. 79-31 E., 52.6 feet to a new iron pin; thence continuing along the line on or near Saluda Lake Road N. 74-52 E. 216.6 feet to an old iron pin; thence running S. 89-24 E., 23.6 feet to an old iron pin; thence running S. 34-35 E., 79.3 feet to an old iron pin at the rear of the 1.10 acre tract; thence along the rear of the 1.10 acre tract S. 59-35 W., 277.0 feet to an old iron pin; thence following the meanders of Saluda Lake S. 67-45 W., 197.0 feet to a point in Saluda Lake; thence running N. 32-02 E., 33 feet to a new iron pin; thence running N. 23-02 E., 199.8 feet to a new iron pin, being the point of beginning.

13(308) B3.1-1-45.2

This conveyance is made subject to all easements, restrictions, rights of way, including road rights of way, if any, appearing of record affecting this property.

This is the identical property conveyed to the Grantor herein by deed of Southern Bank & Trust Company, as Executor and Trustee under the Last Will and Testament of George Rose Morgan, dated October 24, 1978 and recorded in the RMC Office for Greenville County, South Carolina in Deed Book 1092, at Page 779 on November 30, 1978.

SEE MORE RECENT PLAT RECORDED 8/11/83 PLAT BOOK 9X P.25.

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) do(es) 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 8th day of August, 1983

SIGNED, sealed and delivered in the presence of:

[Signatures of witnesses]

[Signature of George R. Morgan, Jr.]

George R. Morgan, Jr.

(SEAL)

(SEAL)

(SEAL)

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }
City of Danville

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named grantor(s) sign, seal and as the grantor's (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 8th day of August, 1983

[Signature of Notary Public]
Notary Public for South Carolina, Virginia
My commission expires: 7-14-85

[Signature of John P. Calvert]

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }
City of Danville

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

8th day of Aug, 1983

[Signature of Notary Public]
Notary Public for South Carolina, Virginia
My commission expires: 7-14-85

Jo Ann B. Morgan

RECORDED this _____ day of _____, 19____, at _____ M., No. _____

(COPIED TO OFFICE)

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