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

Prepared by WYCHE, BURGESS, FREEMAN & PARILAM, P. A., Attorneys at Law, Greenville St. C. 2011

State of South Carolina GREENVILLE COUNTY

23 10 34 TITLE TO REAL ESTATI

That Ethel Mahon Morgan , hereafter referred to as Grantor, in consideration of the sum of GIFT

separation of the sum of GIFT

by Ethel Mahon Morgan as Trustee under Trust Agreement dated December 31, 1962, by and between by 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 certain lot of land situate on the west side of North Main Street in the City of Greenville, County and State aforesaid, being known and designated as Lot No. 1 of the property of Eugene F. Bates, as shown by plat made by R. E. Dalton, October 1923, and recorded in Plat Book F at Page 158 A, and having the following metes and bounds, to-wit:

BEGINNING at corner of brick wall on North Main Street, 75 feet from North Street, at the corner of lot conveyed by Charlotte R. Smith Mallard to Marion Brawley, and running thence with line of said lot and with the northern edge of said brick wall and with line of property of Mrs. Mallard N. 69-50 W. 130 feet to a 10 foot alley; thence with said alley N. 20 E. 20 feet to Lot No. 2; thence with line of Lot No. 2 S. 69-50 E. 130 feet to an iron pin on North Main Street; thence with North Main Street S. 20 W. 20 feet to the beginning corner.

ALSO all that right, title and interest of the grantor in the north wall of a building now or formerly owned by Marion Brawley as set forth in a wall agreement between W. D. Parrish and T. C. Gower and the said Marion Brawley dated April 5, 1925, and recorded in the R.M.C. Office for Greenville County, South Carolina in Vol. 101 at Page 261.

This is the same property conveyed to Clinton J. Morgan and James H. Morgan, Jr. by W. D. Parrish and T. C. Gower by deed dated April 1, 1931, and recorded April 3, 1931, in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 161 at Page 202.

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 2-6-19

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 Crantee 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.

Claiming of to Claim the same of any p					
Witness the hand and seal of Gra	ntor this 31st. day of Dec	Elter	nechon	morgan	(Seal
Signed, Sealed and Delivered in the Pro-	esence of	Ethel M	ahon Morgan	0	(Seal
Elizabeth J. O.	Sal				(Seal
Jam Cy hwy	fins				(Seal
			Grantor		
Personally appeared before me the written deed and that said witness together. Sworn to before me this 31 day of December 19	73	Geal)	cribed witnessed the e	xecution of the within	n deed b
My Commission expires January 1918	_January 13, 1981				
STATE OF SOUTH CAROLINA,	LIDMANI CDANIOOD		RENUNCIATION OF DOWER		
STATE OF SOUTH CAROLINA,	WOMAN GRANTOR	RENUNCI	ATION OF DOW	ER	
GREENVILLE COUNTY	WOYNY GRANTOR	RENUNC		EK Notary Public, do her	eby certif

unto all whom it may concern, that Mrs...., 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 whomseever, 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.

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 describe	~~.
GIVEN under my hand and seal this	
day of, 19	
Notary Public for South Carolina	
·	94.15
My Commission expires January 1, 197 SEP 2 3 1977 Recorded this day of SEP 2 3 1977 19 at 10:34 A. M., No.	0.1.13
Recorded this day of	

4328 RV-2