STATE OF SOUTH CAROLINA

TITLE TO REAL ESTATE

COUNTY OF GREENVILLE

That Clinton J. Morgan, Jr., individually, and C. Heyward Morgan, individually and 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 Grantor, in consideration of the sum of GIFT paid to Grantor by THE CLEMSON IPTAY CLUB, a South Carolina eleemosynary corporation, 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, its successors and assigns forever:

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 Conyers and Gower Building; thence in a northerly direction along the 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 M. Morgan, and his son, Clinton Heyward Morgan. Ethel M. Morgan conveyed her undivided 1/4 interest to C. Heyward Morgan as Trustee under Trust Agreement dated December 31, 1962, by and between Ethel Mahon Morgan and C. Heyward Morgan as Trustee, by deed dated December 31, 1974, and recorded on September 13, 1974, and refored on September 13, 1974, and resorted on September 13, 1974, and resorted at Page 342.

Clinton J. Morgan died on November 19, 1935 (Estate File 456-4) devising his undivided one-half interest in the above described property to Peoples National Bank as Trustee for the life of his widow, Virginia M. Morgan, and until his son, the grantor, Clinton J. Morgan, Jr., shall have attained the age of 35 years. The said Virginia M. Morgan died November 4, 1949, (Estate File 579-26) and the said Clinton J. Morgan, Jr., has reached the age of 35 years.

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