

131 Mt Vista Ave.
Greenville SC

WALKER TODD & MANN

TITLE TO REAL ESTATE—Offices of Walker, Todd & Mann, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }
CO. S. C. 40 1148
JAN 2 1 59 PM '80

VOL 1118 PAGE 206

KNOW ALL MEN BY THESE PRESENTS, that CLINTON HEYWARD MORGAN, EXECUTOR OF THE LAST WILL AND TESTAMENT OF ETHEL M. MORGAN

in consideration of -- Ten and No/100ths (\$10.00) and other valuable consideration -- -- 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

JOE LEE MCKENNON SITTON, his heirs and assigns forever:

All that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, in the City of Greenville on the South side of Mount Vista Avenue and being known and designated as Lot No. 191 of Traxler Park according to plat recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book "F" at pages 114 and 115 and having, according to said plat, the following metes and bounds, to-wit:

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BEGINNING at an iron pin on the South side of Mount Vista Avenue at the joint front corner of Lots 190 and 191 and running thence along the joint line of Lots 190 and 191, S. 25-23 E. 216.2 feet to an iron pin at the joint rear corner of Lots 190, 191, 207 and 208; thence along the joint line of Lots 191 and 207, N. 57-29 E. 70.56 feet to an iron pin, joint rear corner of Lots 191, 192, 206 and 207; thence along the joint line of Lots 191 and 192, N. 25-23 W. 207.5 feet to an iron pin on the South side of Mount Vista Avenue; thence along the South side of Mount Vista Avenue, S. 64-37 W. 70 feet to an iron pin, the point of beginning.

This conveyance is made subject to all restrictions, easements and rights-of-way of record.

This is the same property conveyed to Ethel M. Morgan by deed of M. G. Proffitt and J. Louis Coward dated April 27, 1948 and recorded in the Office of the R.M.C. for Greenville County in Deed Book 344 at page 496. The Last Will and Testament of Ethel M. Morgan has been admitted to probate in common form in the Office of the Probate Court for Greenville County as shown by Apt. , File

STATE OF SOUTH CAROLINA
DOCUMENTARY
\$5.00

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 assigns 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 2nd day of January, 19 80.

SIGNED, sealed and delivered in the presence of:

Clinton Heyward Morgan (SEAL)
individually and as executor (SEAL)
under the will of Ethel M. Morgan (SEAL)
Adrienne D. Bennett

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE } 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 2nd day of January, 19 80.

Adrienne D. Bennett (SEAL)
Notary Public for South Carolina
My commission expires: 3/28/88

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville } RENUNCIATION
GREENVILLE COUNTY
SOUTH CAROLINA COUNTY DOCUMENTARY TAX
\$57.75
JAN 2 1980

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
2nd day of January, 19 80
Adrienne D. Bennett (SEAL)
Notary Public for South Carolina
My commission expires 3/28/88

RECORDED this 2nd day of January, 19 80 at 1:59 P.M. No. 206

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