

Grantee's address; P. O. Box 151, Rome, Georgia 30161

GREENVILLE CO. S. C.

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STATE OF SOUTH CAROLINA

TITLE TO REAL ESTATE

COUNTY OF GREENVILLE (PLATE STAMP) R.M.C.

WHEREAS, Clinton J. Morgan, of Greenville, South Carolina, died on November 19, 1935, leaving of force his Last Will and Testament dated June 14, 1929, and Codicil dated January 1930, on file in the Office of the Probate Court for Greenville County, South Carolina, in Apartment 456, File 4; and

WHEREAS, under the terms of said Will the property hereinafter described was devised to the Peoples National Bank of Greenville, S.C., for and during the life of his wife, Virginia M. Morgan, and thereafter in trust for his son, Clinton J. Morgan, Jr., until said son reached the age of 35 years, at which time the trust was to cease and determine; and

WHEREAS, the said Virginia M. Morgan died on November 4, 1949, and the said Clinton J. Morgan, Jr., attained the age of 35 years on June 10, 1958; and

WHEREAS, Peoples National Bank of Greenville, S. C., was merged with Bankers Trust of South Carolina, the grantor herein, on the 15th. day of October, 1973, and said Bankers Trust of South Carolina succeeded the said Peoples National Bank of Greenville, S.C., as Trustee under the Will and Codicil of Clinton J. Morgan, hereinabove referred to;

NOW, THEREFORE, in order to confirm fee simple title to the property hereinafter described in the said Clinton J. Morgan, Jr.

KNOW ALL MEN BY THESE PRESENTS: 49-3-12-4 2-6-19

That BANKERS TRUST OF SOUTH CAROLINA, as successor Trustee under the Will of Clinton J. Morgan, hereafter referred to as Grantor, in consideration of the sum of One (\$1.00) Dollar, paid to Grantor by Clinton J. Morgan, Jr., 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, CLINTON J. MORGAN, JR., his heirs and assigns forever:

ALL its right, title and interest, the same being an undivided one-half (1/2) 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, 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 southerly 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.

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