

THE STATE OF SOUTH CAROLINA,)
COUNTY OF GREENVILLE.)

KNOW ALL MEN BY THESE PRESENTS That we, Clinton J. Morgan, Jr., Clinton Heyward Morgan, Virginia W. Morgan and Ethel M. Morgan, individually, and The Peoples National Bank of Greenville, as Trustee for Clinton J. Morgan, Jr., and Virginia M. Morgan, and Ethel M. Morgan, as Trustee for Clinton Heyward Morgan, in the State aforesaid, in consideration of the sum of TWENTY-THREE THOUSAND (\$23,000.00)^{Dollars} to us in hand paid at and before the sealing of these presents by The Atlantic Refining Company (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said THE ATLANTIC REFINING COMPANY, its Successors and Assigns, forever:

© All that certain piece, parcel or lot of land with the buildings and improvements thereon situate, lying and being at the Southwest corner of the intersection of Buncombe Street and Whitner Street, in the City of Greenville, County of Greenville, State of South Carolina, and having, according to a survey made by Dalton & Neves, Engineers, April 1945, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the corner of Buncombe Street and Whitner Street, said pin being at the point where the Southwest side of Buncombe Street intersects with the Northwest side of Whitner Street and running thence with the Southwest side of Buncombe Street, N. 33° 00' W. 130.4 feet to an iron pin on Buncombe Street at corner of property now or formerly of W. S. Griffin, Jr.; thence with Griffin line S. 49° 00' W. 187 feet to an iron pin at corner of property of Belle B. Hunt; thence with said Hunt line to and through a concrete wall, S. 31° 35' W. 23.5 feet to a point in wall at corner of property now or formerly of J. A. Hendricks; thence with said Hendricks line S. 62° 03' E. 183 feet to an iron pin on the Northwest side of Whitner Street; thence with the Northwest side of Whitner Street N. 27° 44' E. 134.8 feet to an iron pin at corner of Buncombe Street and Whitner Street, the beginning corner. ©

This is a portion of the property which was conveyed to Lydie J. Morgan by deed of W. A. McDaniel as Administrator with the will annexed of Mrs. Charlotte Norton, deceased, dated November 30, 1879, recorded in the R. M. C. Office for Greenville County, S. C., in Deed Book JJ at page 768. Subsequently the said Lydie J. Morgan died testate March 16, 1912, and by her will, which is on file in the office of the Probate Court for Greenville County in Apartment 111, at page 18, this property was devised to her husband, James H. Morgan. Subsequently James H. Morgan died leaving of force his last will, which is on file in the Probate Court for Greenville County in Apartment 251, File 2, and under the terms of said will James H. Morgan, Jr., acquired an undivided one-third interest in this property and Clinton J. Morgan acquired an undivided one-third interest in said property, and the remaining one-third vested by the terms of said will in the grantors, Clinton J. Morgan, Jr., and Clinton Heyward Morgan subject to a life estate of the grantor Virginia W. Morgan.

Clinton J. Morgan subsequently died on November 19, 1935 and by the terms of his said will and codicil, which is filed in the office of the Probate Court for Greenville County in Apartment 456, File 4, his undivided one-third interest in the above property was devised to the grantor, The Peoples National Bank of Greenville, as Trustee for Virginia M. Morgan and Clinton J. Morgan, Jr., giving said bank, as Trustee, full power to sell and make deeds to said property and this conveyance is made by said bank pursuant to the power and authority conferred on it by said will. James H. Morgan died testate on March 17, 1937, leaving his will and codicil, which is on file in the Office of the Probate Court for Greenville County in Apartment 359, File 4, and under the terms of said will his undivided one-third interest in the property