

FILED  
GREENVILLE CO. S.C.  
DEC 23 12 19 PM '71

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TITLE TO REAL ESTATE--Prepared by KENDRICK, STEPHENSON & JOHNSON, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

OLLIE FARNSWORTH  
R.M.C.

Greenville County  
Stamps  
Paid \$ 44.00  
Act No. 380 Sec. 1

KNOW ALL MEN BY THESE PRESENTS, that I, George R. Morgan

in consideration of Forty Thousand and no/100 (\$40,000.00) Dollars,  
the receipt of which is hereby acknowledged; have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release  
unto George R. Morgan, Jr., his heirs and assigns forever:

All that certain piece, parcel or lot of land with the buildings and improvements thereon lying and being on the southerly side of Saluda Lake Road near the City of Greenville, S. C., containing 1.62 acres according to a plat entitled "Property of George R. Morgan, Jr." dated December 16, 1971 and recorded in the RMC Office for Greenville County, S. C. in Plat Book 411, page 25, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southerly side of Saluda Lake Road, said pin being the joint front corner of property of grantor and property now or formerly belonging to Durham and running thence with the southerly side of Saluda Lake Road N 87-50 E 95.2 feet to an iron pin; thence continuing with said Road S 82-44 E 202.70 feet to an iron pin; thence S 35-21 W 106.56 feet to an iron pin; thence S 23-33 W 27.8 feet to an iron pin; thence S 03-53 W 111.48 feet to an iron pin; thence N 85-53 E 13 feet to an iron pin; thence S 04-07 E 19.26 feet to a point in the Saluda River; thence following the meanders of the River, the traverse lines being as follows: S 67-45 W 221.45 feet to a point in River; thence N 35-26 W 107.42 feet to an iron pin joint corner of property now or formerly belonging to Durham; thence N 18-29 E 144 feet to an iron pin; thence N 04-00 W 65 feet to an iron pin; thence N 04-00 W 59 feet to an iron pin, the point of beginning.

For deed into grantor, see Deed Book 409, page 290.

Together with a right of way across adjoining property of grantor herein and property now or formerly owned by E. W. Montgomery for the purpose of maintaining telephone lines; likewise, a right of way for ingress and egress over and along the Road leading from the above described premises over and across the adjacent property of the grantor herein and the property now or formerly belonging to E. W. Montgomery.

The Road over and along which a right of way for ingress and egress is hereby granted (continued on reverse side)

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 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 23rd day of December, 1971.

SIGNED, sealed and delivered in the presence of:

*Jo Ann L. Stron*  
*Mary L. Johnson*

*George R. Morgan* (SEAL)  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
SOUTH CAROLINA DOCUMENTARY 50 DOLLARS  
SOUTH CAROLINA DOCUMENTARY 30 DOLLARS

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 deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 23rd day of December, 1971.

*Mary L. Johnson* (SEAL)  
Notary Public for South Carolina

*Jo Ann L. Stron*

My Commission Expires November 19, 1979.

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

RENUNCIATION OF DOWER

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 grantor(s) and the grantor(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

23rd day of December, 1971.

*Mary L. Johnson* (SEAL)  
Notary Public for South Carolina

*Mildred D. Morgan*

My Commission Expires November 19, 1979.

RECORDED this \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_ at \_\_\_\_\_ M. No. \_\_\_\_\_

(Continued on next page)

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OUT OF B3.1-1-45