

STATE OF SOUTH CAROLINA
 COUNTY OF GREENVILLE

TITLE TO REAL ESTATE

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:

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, piece or parcel of land situate, lying and being in the City of Greenville, County and State of South Carolina on the west side of North Main Street in ward one and, having the following metes and bounds according to plat by J. E. Sirrine dated January 22, 1920:

BEGINNING at a point on said street at corner of lot conveyed to James McPherson by J. O. Jones, which point is the center of the brick wall between the property herein conveyed and the said now or formerly J. O. Jones lot, and running thence along Main Street N. 18 E. 19.21 feet to the northern or upper side of the brick wall between the lot herein conveyed and the now or formerly Davenport property; thence along the said upper

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