

STATE OF SOUTH CAROLINA

TITLE TO REAL ESTATE

COUNTY OF GREENVILLE

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 herein-after 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 piece, parcel and lot of land situate, lying and being on the West side of Main Street in the City of Greenville and in Greenville County, State of South Carolina, and having the following lines, metes and bounds, to-wit:

BEGINNING at an iron pin in the center of the ground wall between this lot and now or formerly James T. William's lot, being the North corner of Main Street and running thence with Main Street, S. 18 1/4 W. 23 feet 4 inches to an iron pin on the South side of wall between the lot hereby conveyed and now or formerly J. W. Cagle's lot, thence N. 73 1/4 W. 138 feet 5 inches to an iron pin on the line of lot belonging to now or formerly, the City of Greenville, thence with said last mentioned line N. 18 1/4 E. 21 feet 4 inches to an iron pin in the center of now or formerly James T. William's South wall; thence along the center of said last mentioned wall, S 70 3/4 E 56 feet 8 inches to the center of said last mentioned wall, N 18 1/4 E. 22 inches to

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