

GRANTEES' ADDRESS:

Rt. 2, Box 582, Travelers Rest, S.C. 29690

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

1978 024

KNOW ALL MEN BY THESE PRESENTS, that we, Eugene Floyd Morgan, Jr.; Margaret Sharyn M. Lanier (formerly Margaret Sharyn Morgan); Evelyn Teresa M. Duncan (formerly Evelyn Teresa Morgan); Carla Joanna M. Morrison (formerly Carla Joanna Morgan); and Rufus Oliver Morgan

in consideration of Four Thousand Five Hundred Thirty-One & 40/100 (\$4,531.40) -- Dollars, plus division of property the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto Evelyn M. Duncan and Randall C. Duncan, their heirs and assigns forever:

ALL that certain piece, parcel or tract of land in Saluda Township, Greenville County, S. C., being known and designated as a portion of Tracts Nos. 3 and 4 of the Mountain Land as shown on plats made by G. A. Ellis in April 1938, and also shown as a 41.1-acre tract on plat of the "Property of Margaret B. Morgan Estate", prepared by W. R. Williams, Jr., Engineer/Surveyor #3979, dated March 6, 1978, and recorded in the R.M.C. Office for Greenville County, S. C., in Plats Book 62, Page 51, and having, according to said latter plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of a road at the corner of property now or formerly belonging to Williams, said point being the northeastern corner of the property herein conveyed, and running thence with the Williams line S 11-43 W 1966.6 feet to an old stone at the corner of property now or formerly belonging to McFall; thence with the McFall line N 63-46 W 974.8 feet to an old iron pin at the corner of property now or formerly belonging to Dill; thence with the Dill line N 12-19 E 1584.3 feet to an old iron pin on the edge of the road; thence N 53-51 E 171.7 feet to a point in the center of said road; thence with the center of said road the following courses and distances: N 68-57 E 200 feet to a point; S 79-07 E 131.5 feet to a point; N 86-53 E 200 feet to a point; S 77-54 E 138.1 feet to a point; S 24-09 E 126.5 feet to a point; and S 54-28 E 116.8 feet to the point of beginning.

The above-described property is a portion of those tracts of land conveyed to the late Margaret B. Morgan by deeds of C. M. Morgan recorded in the R.M.C. Office for Greenville County, S. C., in Deeds Book 549, Pages 380 and 381; Margaret B. Morgan died testate in Greenville County, S. C., on June 21, 1967, leaving as her heirs the grantors herein, who own an undivided one-fifth

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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 grantee(s) and the grantee(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 24th day of May, 1978.

SIGNED, sealed and delivered in the presence of:

Eugene Roy Edwards
Olivia B. Norris

Eugene Floyd Morgan Jr. (SEAL)
Margaret Sharyn Morgan (SEAL)
(formerly Margaret Sharyn Morgan)
Evelyn Teresa M. Duncan (SEAL)
(formerly Evelyn Teresa Morgan)
Carla Joanna M. Morrison (SEAL)
(formerly Carla Joanna Morgan)
Rufus Oliver Morgan (SEAL)

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

PROBATE

Personally appeared the undersigned witness and made oath that (she saw the within named grantor(s) sign, seal and as the grantor's(s) act and deed, deliver the within written deed and that (she, with the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this 24th day of May, 1978.

Eugene Roy Edwards (SEAL)
Notary Public for South Carolina

Olivia B. Norris

My commission expires 8/16/84

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 grantee(s) and the grantee's(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 singular the premises within mentioned and released.

GIVEN under my hand and seal this 24th day of May, 1978.

Eugene Roy Edwards (SEAL)
Notary Public for South Carolina

Linda Faye Morgan
Kim Guller Morgan

My commission expires 8/16/84

RECORDED this _____ day of _____ 19____ at _____ M., No. _____

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