

550 522

GREENVILLE CO. S. C.

TITLE TO REAL ESTATE-Prepared by HINSON, TRAXLER & HAMER, Attorneys, Greenville, S. C.

STATE OF SOUTH CAROLINA,

APR 23 3 15 PM 1956

GREENVILLE COUNTY

OLLIE FARNSWORTH
R. M. C.

Know All Men by These Presents:

That M. E. MADDEN in the State aforesaid, in consideration of the sum of FIVE THOUSAND TWO HUNDRED THIRTY & 83/100- - - - - DOLLARS, and assumption of mortgage described below; to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (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 GEORGE T. MADDEN, his heirs and assigns:

All that piece, parcel or lot of land, situate, lying and being near the City of Greenville, in the County of Greenville, State of South Carolina, being known and designated as Lot No. 57, Section One, plat of Oak-Crest, which plat is recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book "GG", pages 110-111, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northerly side of Lynhurst Drive, joint front corner Lots 56 and 57, and running thence N. 29-58 W. 86.2 feet to an iron pin; thence N. 17-42 E. 94.6 feet to an iron pin; thence N. 60-02 E. 10.2 feet to an iron pin; thence S. 29-58 E. 150 feet to an iron pin on the Northerly side of Lynhurst Drive; thence along Lynhurst Drive, S. 60-02 W. 80 feet to an iron pin, the point of beginning.

As a part of the consideration hereof, the grantee agrees to assume and pay, according to its terms, that certain note and mortgage given to The First National Bank as Trustee on which there is a balance due of \$5,119.17; said mortgage is recorded in Mortgages Volume 660, page 345.

This is the same property conveyed to the grantor by deed recorded in Deeds Volume 540, page 101.

Grantee to pay 1956 taxes.



TOGETHER with all and Singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the said Premises before mentioned unto the grantee(s) hereinabove named, and his Heirs and Assigns forever.

And the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s) Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and the grantee's(s) Heirs and Assigns against the grantor(s) and the grantor's(s) Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the grantor's(s) hand and seal this 23rd day of April in the year of our Lord One Thousand Nine Hundred and Fifty-Six.

Signed, Sealed and Delivered in the Presence of

Juanita B. Cleland
Edward Ryan Hamer

M. E. Madden (Seal)
(Seal)
(Seal)
(Seal)

State of South Carolina, }
Greenville County

Personally appeared before me Juanita B. Cleland

and made oath that she saw the within named grantor(s) M. E. Madden sign, seal and as his act and deed deliver the within written deed, and that she, with Edward Ryan Hamer witnessed the execution thereof.

Sworn to before me this 23rd day of April A. D. 19 56.
Edward Ryan Hamer (Seal)
Notary Public for South Carolina

Juanita B. Cleland

State of South Carolina, }
Greenville County

RENUNCIATION OF DOWER

I, Edward Ryan Hamer

Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Edna S. Madden wife of the within named M. E. Madden did this day appear before me, and 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 or persons whomsoever, renounce, release, and forever relinquish unto George T. Madden, his Heirs and Assigns, all her interest and estate, and also all her right and claim of Dower of, in or to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this 23rd day of April A. D. 19 56.
Edward Ryan Hamer (Seal)
Notary Public for South Carolina

Edna S. Madden

Cancelled documentary stamps attached: S. C. \$ _____; U. S. \$ _____
Recorded this 23rd day of April 19 56 at 3:55 P.M. M., No. #10452
241-1-117