

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

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

Know All Men by These Presents:

That M. E. MADDEN in consideration of the sum of FIVE THOUSAND TWO HUNDRED TWENTY and 25/100- - - - - 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 JAMES T. SIMS, his heirs and assigns:

All that piece, parcel or lot of land, with the buildings and improvements thereon, 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. 115, Section 2, Oak-Crest, as per plat thereof recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book "GG", pages 130-131, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northwesterly side of McLendon Drive, joint front corner Lots 114 and 115, and running thence N. 29-58 W. 150 feet to an iron pin; thence N. 60-02 E. 75 feet to an iron pin; thence S. 29-58 E. 150 feet to an iron pin on McLendon Drive, joint front corner Lots 115 and 116; thence along McLendon Drive S. 60-02 W. 75 feet to an iron pin, the point of beginning.

This is the same property conveyed to the grantor herein by deed recorded in Deeds Volume 551, page 11.

Grantee to pay 1956 taxes.

As a part of the consideration hereof, the grantee agrees to assume and pay, according to its terms, that certain note and mortgage given The First National Bank, as Trustee, on which there is a balance due of \$4,629.75; said mortgage being recorded in Mortgages Volume 675, page 504.



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 12th day of October 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, and four witnesses (seals).

Notary Public section: 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 12th day of October, A. D. 1956. Notary Public for South Carolina.

Notary Public section: 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 James T. Sims, 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 12th day of October, A. D. 1956. Notary Public for South Carolina.

Cancelled documentary stamps attached: S. C. \$; U. S. \$; Recorded this 12th day of October 1956 at 4:41 P.M., No. #25811 241-1-234