

STATE OF SOUTH CAROLINA,  
County of GREENVILLE

OLLIE FAYNSWORTH  
R. M. C.

BOOK 790 PAGE 101

KNOW ALL MEN BY THESE PRESENTS That **VIRGINIA BROTHERS SIMPSON**

in the State aforesaid,

in consideration of the sum of **Seven Thousand and No/100ths (\$7,000.00)**----- DOLLARS,

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 **CLAUDE L. MADDEN AND GENEVA K. MADDEN, Their Heirs and Assigns:**

All that certain piece, parcel or lot of land situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, on the Southern side of East Avenue, known and designated as Lot No. 21 as shown on plat of property of Emmala E. & Elizabeth E. Jones dated October, 1895, prepared by J. E. Sirrine, Surveyor, recorded in the R. M. C. Office for Greenville County, S. C. in Plat Book E, pages 37 & 38, and having the following metes and bounds:

BEGINNING at an iron pin on the Southern side of East Avenue at the joint front corner of Lots Nos. 20 and 21 and running thence with the line of Lot No. 20 S. 13-45 E. 190.5 feet to an iron pin; thence N. 76-15 E. 64 feet to an iron pin; thence N. 13-45 W. 187.2 feet to an iron pin on the Southern side of East Avenue; thence with the Southern side of East Avenue S. 80-15 W. 64 feet to the point of beginning. This is the identical property in which the grantor acquired an undivided one-half interest under the intestate estate of Joseph Wheeler Simpson (Jr.) her late husband (see Apt. 905, File 4, Office of Probate Judge for Greenville County); and the grantor acquired the remaining undivided one-half interest by deed of John Frank Simpson dated December 20, 1965, and recorded in the R. M. C. Office for Greenville County in Deed Book 788, page 422.

This conveyance is SUBJECT to all restrictions, set back lines, roadways, zoning ordinances, easements and rights of way, if any, affecting the above described property.

500-39-6-7

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, **their** 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 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 **January** in the year of our Lord One Thousand Nine Hundred and **Sixty-six.**

Signed, Sealed and Delivered in the Presence of

*Beverly C. Pittman*  
*William B. Long, Jr.*

*Virginia Brothers Simpson* (Seal)  
**Virginia Brothers Simpson**

----- (Seal)  
----- (Seal)

STATE OF SOUTH CAROLINA } Personally appeared before me **Beverly C. Pittman**  
County of GREENVILLE } and made oath that **she** saw the within named grantor(s) sign, seal and as **her**  
act and deed deliver the within written deed, and that **she**, with **William B. Long, Jr.** witnessed the execution thereof.

Sworn to before me this **12th** day of **January**, A. D. 19**66**  
*William B. Long, Jr.* (Seal)  
Notary Public for South Carolina

*Beverly C. Pittman*



Notary Public for South Carolina

RENUNCIATION OF DOWER  
(NOT NECESSARY-GRANTOR WOMAN)



I, \_\_\_\_\_ declare that she does freely, announce, release, and forever assigns, all her interest and estate, and released.