

1187-277

BROWN, BYRD, BLAKELY & MASSEY, P.A.

FILED
209 EAST NORTH STREET, P.O. BOX 2464, GREENVILLE, SOUTH CAROLINA 29602

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GRANTOR'S ADDRESS: 5 Chestnut Street
Greenville, S.C. 29605
DONNIE S. FARMERSLEY
R.M.C.

KNOW ALL MEN BY THESE PRESENTS, that Ralph E. Madden

in consideration of Ten and No/100-----(\$10.00)----- Dollars
and love and affection
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release
unto Ellaree K. Madden, her heirs and assigns forever:

That certain lot of land in Greenville County, State of South Carolina, on the southwesterly side of Chestnut Street near the City of Greenville, being shown as Lot No. 5 on a plat of Sunnymede, recorded in Plat Book 11 at Page 109, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwesterly side of Chestnut Street, 244 feet southeast from McGarrity Street; at the corner of Lot No. 4, and running thence with the line of said Lot, S. 32-28 W. 189.4 feet to an iron pin; thence continuing on the same course to the center of Brushy Creek; thence with the center of Brushy Creek as the line, the line of traverse being S. 43-58 E. 68.8 feet to a point at the corner of Lot No. 6; thence with the line of Lot No. 6, N. 30-44 E., to an iron pin near a branch and continuing N. 30-44 E., 196.6 feet to an iron pin on Chestnut Street; thence with the southwesterly side of Chestnut Street N. 53-40 W., 57.7 feet and N. 47-39 W., 3.4 feet to the point of beginning.

This being the same property conveyed to the Grantor herein by deed of Clarence B. Rogers and Gladys M. Rogers recorded in the Greenville County RMC Office on May 21, 1964 in Deed Book 749 at Page 352.

This conveyance is made subject to all easements, conditions, covenants, restrictions and rights-of-way which are a matter of public record and/or actually existing upon the ground affecting the above-described property.

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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 grantor(s) and the grantor'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 assigns against the grantor(s) and the grantor's(s') heirs or successors and against every person whatsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor's(s') hand(s) and seal(s) this 28th day of April 1983

SIGNED, sealed and delivered in the presence of

Ralph E. Madden (SEAL)
Ralph E. Madden

_____ (SEAL)

J.C. Blakely Jr.
Doris J. Edderman

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

PROBATE

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

SWORN to before me this 28th day of April 1983

J.C. Blakely Jr. (SEAL)
Notary Public for South Carolina
My commission expires:

Doris J. Edderman

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') heirs or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this

28th day of April 1983
J.C. Blakely Jr. (SEAL)
Notary Public for South Carolina
My commission expires:

Fannie Nell A. Madden
Fannie Nell A. Madden

RECORDED this 28th day of April 1983 at 4:14 P/ M., No. 28306