

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

BOOK 754 PAGE 454

Know All Men by These Presents:

That I, James Austin Madden in the State aforesaid, in consideration of the sum of \$10.00 and other considerations 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 the said

HAROLD WILLIAM PAYNE and BONNIE P. PAYNE, their heirs and assigns forever, all my right, title and interest in and to

ALL that certain piece, parcel or lot of land with the buildings and improvements thereon situate, lying and being on the Northeast side of Pinckney Street in the City of Greenville, County of Greenville, State of South Carolina, being shown as LOT NO. 21 on plat of the W. P. McBee Home Place, made by J. M. Southern, Surveyor, May 16, 1903 and recorded in the RMCoffice for Greenville County in Plat Book A, at page 83 and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the Northeast side of Pinckney Street at joint front corner of Lots 19 and 21, being the corner of property now or formerly of L. M. Briggs, and running thence along the line of Lot 19, North 39 1/2 East 146 feet to an iron pin at corner of property, now or formerly of Herbert Hammond; thence along the Hammond line, North 33 1/2 West 52 feet to an iron pin; thence along line of Lot No. 23, South 46-00 West 161 feet to an iron pin on the Northeast side of Pinckney Street; thence along the Northeast side of Pinckney Street, South 59 1/2 East 64 1/2 feet to the beginning corner.

500-19-1-16

See Judgment Roll J-1666.

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 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 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 22 day of JUNE in the year of our Lord One Thousand Nine Hundred and Sixty-Four

Signed, Sealed and Delivered in the Presence of Lamar E. Christopher John A. Overton

James Austin Madden (Seal) (Seal) (Seal) (Seal)

State of South Carolina, Greenville County

Personally appeared before me Lamar E. Christopher

and made oath that he saw the within named grantor(s) JAMES AUSTIN MADDEN sign, seal and as his act and deed deliver the within written deed, and that he, with John A. Overton witnessed the execution thereof.

Sworn to before me this 22 day of June, A. D. 1964 Howard Y. Kierbow (Seal) Notary Public for South Carolina Georgia

Lamar E. Christopher

State of South Carolina, Greenville County

RENUNCIATION OF DOWER

I, Howard Y. Kierbow Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Shirley A. Madden wife of the within named James Austin 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 HAROLD WILLIAM & BONNIE P. PAYNE, their 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 22 day of June, A. D. 1964 Howard Y. Kierbow (Seal) Notary Public for South Carolina Georgia

Mrs. Shirley A. Madden