

TITLE TO REAL ESTATE-Prepared by HINSON, BRAXLER & ... GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA,

GREENVILLE COUNTY OCT 27 2 57 PM 1954



Know All Men by These Presents:

LILLIE FARNSWORTH R.M.C.

That I, M. E. MADDEN in the State aforesaid, in consideration of the sum of FIVE THOUSAND FOUR HUNDRED NINETY-SIX & NO/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 ROY THOMPSON, his heirs and assigns:

All that lot of land with the buildings and improvements thereon, in Greenville County, South Carolina, located on the Northeastern side of White Horse Road and lying in the triangle between that road and Pendleton Road, and is shown on Plat of Property of Mrs. Lula B. Thruston dated April 5, 1953, made by C. C. Jones, on which it is designated as Lot No. 6. From that plat the following description is taken:

BEGINNING at the joint front corner of Lots Nos. 5 and 6 on the Northeastern edge of White Horse Road and running thence the joint line between these lots N. 51-05 E. 113.4 feet to their joint rear corner with Lot No. 9; thence the joint line between Lots Nos. 6, 9 and 10 S. 49-11 E. 100 feet to a point in line with Lot No. 10, which constitutes the joint rear corner between Lots Nos. 6 and 7; thence the joint line between these lots S. 54-34 W. 135.5 feet to their joint front corner on the Northeastern edge of White Horse Road; thence this edge of said Road N. 36-07 W. 90 feet to the beginning corner. The above plat is the White Horse Triangle and is recorded in Plat Book "EE", page 21.

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 Administrator, on which there is a balance due of \$4,104.00; said mortgage is recorded in Mortgages Volume 597, page 41.

The grantee is to pay the 1954 taxes.

This is the same property conveyed to the grantor by deed recorded in Deeds Volume 495, page 417.

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 27th day of October in the year of our Lord One Thousand Nine Hundred and Fifty-four.

Signed, Sealed and Delivered in the Presence of M. E. Madden (Seal), Juanita Cleland (Seal), Edward Ryan Hamer (Seal)

State of South Carolina, Greenville County Personally appeared before me Juanita Cleland and made oath that s he 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 27th day of October, A. D. 19 54 Edward Ryan Hamer (Seal) Notary Public for South Carolina

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 L. 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 Roy Thompson, 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 27th day of October, A. D. 19 54 Edna S. Madden (Seal) Notary Public for South Carolina

Cancelled documentary stamps attached: S. C. \$ U. S. \$ Recorded this 27th day of October 1954 at 2:57 P.M., No. 24632