

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

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

GREENVILLE CO. S. C. I. MAR 20 12 07 PM 1957

OLLIE F. WORTH R.M.C. Know All Men by These Presents:

That I, M. E. Madden, in consideration of the sum of FIVE THOUSAND AND NO/100 (\$5,000.00) in the State aforesaid, 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 H. W. SELLERS AND RUBY M. SELLERS, their heirs and assigns:

All that piece, parcel or lot of land, with the buildings and improvements thereon, situate, lying and being in Greenville Township, Greenville County, State of South Carolina, near the Easley Bridge Road, and designated as part of Lot No. 33 of East Highland, as shown by plat recorded in Plat Book "C", page 146, R.M.C. Office for Greenville County, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on Carolina Avenue 110 feet from the corner of Gordon Street and Carolina Avenue, and running thence N. 15-10 W. 110 feet to iron pin at corner of said Gordon Street and Carolina Avenue; thence S. 74-50 W. 33.5 feet to iron pin on right-of-way of P & N. Railway Company; thence S. 0-15 E. 113.8 feet along said right-of-way to an iron pin in said right-of-way; thence N. 74-50 E. in a straight line to the beginning. This being all of Lot No. 33 on above plat, except a strip having a frontage of 30 feet on Carolina Avenue and running back to the P & N. Right-of-Way.

This is the same property conveyed by deed recorded in the R.M.C. Office for Greenville County, South Carolina, in Deeds Volume 272, Page 270.

The Grantees herein are to pay the 1957 taxes on the above described property.



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 20th day of March in the year of our Lord One Thousand Nine Hundred and Fifty-Seven.

Signed, Sealed and Delivered in the Presence of

Handwritten signatures of Anne M. White and Edward Ryan Hamer.

Seal lines for witnesses.

State of South Carolina, Greenville County

Personally appeared before me Anne M. White

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.

GIVEN under my hand and seal this 20th day of March, A. D. 1957. Notary Public for South Carolina

Handwritten signature of Anne M. White.

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 H. W. Sellers and Ruby M. Sellers, 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 20th day of March, A. D. 1957. Notary Public for South Carolina

Handwritten signature of Edna S. Madden.

Cancelled documentary stamps attached: S. C. \$; U. S. \$

Recorded this 20th day of March 1957, at 12:07 P. M., No. 6737

116-11-1