

State of South Carolina

OLLIE FARNSWORTH R. H. C.

Know All Men by These Presents:

COUNTY OF GREENVILLE

That I, Thomas E. Madden,

in consideration of the sum of One and No/100 (\$1.00) Dollar, love, and affection, and assumption of ~~XXXXXX~~ in the State aforesaid, one-half (1/2) of mortgage,

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 grantee(s)

VIRGINIA G. MADDEN, HER HEIRS AND ASSIGNS, FOREVER:

AN UNDIVIDED ONE-HALF (1/2) INTEREST IN AND TO All those certain pieces, parcels, or lots of land in the County of Greenville, State of South Carolina, at the southeasterly intersection of Pine Crest Drive and Lucile Avenue, being shown and designated as Lot No. 15, Unit 1, and a portion of Lot No. 14, Unit 1, as shown on plat of Pine-Crest Farms, recorded in the RMC Office for Greenville County, S. C., in Plat Book "M", at Page 3.

Said lot fronts on Lucile Avenue 156.75 feet, has a uniform depth of 209 feet, and is 156.75 feet across the rear.

DERIVATION: Deed Book 880, at Page 581.

The within conveyance is subject to restrictions of record, and is also subject to utility easements and rights-of-way of record or on the ground.

As a part of the consideration, grantee assumes and agrees to pay one-half (1/2) of the balance due on that certain mortgage from Robert A. Madden and Mary E. Madden to Cameron-Brown Company, said mortgage being in the original amount of \$8,650.00, dated 7 July 1967, recorded 7 July 1967, RMC Office for Greenville County, S. C., in Mortgage Book 1062, at Page 449.

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 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, 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, or Successors 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(s) and seal(s) this 7th day of May, 1970

Signed, Sealed and Delivered in the Presence of

Thomas E. Madden (Seal)

[Signature]

(Seal)

Barbara L. Payne (Seal)

(Seal)

(Seal)

State of South Carolina

COUNTY OF GREENVILLE

Personally appeared before me 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 7th day of May, A. D., 1970

[Signature] (Seal)

Notary Public for South Carolina Commission Expires October 20, 1979

Barbara L. Payne (Seal)

State of South Carolina

COUNTY OF GREENVILLE

"GRANTEE=WIFE OF GRANTOR" 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) 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 or persons whomsoever, renounce, release, and forever relinquish unto the grantee(s) and the grantee's Heirs, or Successors and Assigns, all the interest and estate, and also 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 day of A. D., 1970

Notary Public for South Carolina (Seal)

Cancelled documentary stamps attached: S. C. \$ U. S. \$ 10:06 A.M. at M., No. #24388

Recorded this 8th day of May 1970

155-3100-4