

FILED
GREENVILLE CO. S. C.

TITLE TO REAL ESTATE--Prepared by Wilkins & Wilkins, Attorneys at Law, Greenville, S. C.

Sara E. Madden
14 Coventry Lane
Greenville, SC, 29607

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

DOCKNE S. TANNER SLEY
R.H.C.

Vol 1044 Page 273

KNOW ALL MEN BY THESE PRESENTS, that WILLIAM L. MADDEN

in consideration of ONE AND NO/100-----(\$1.00)----- Dollars,
and assumption of mortgage set forth below,

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell
and release unto

SARA E. MADDEN, her heirs and assigns, all my undivided one-
half interest in and to the following described property:

ALL that piece, parcel or lot of land, situate, lying and being in the
county of Greenville, state of South Carolina, being shown and designated
as Lot No. 27 on a plat entitled "Stratton Place" by Piedmont Engineers
and Architects dated July 10, 1973, and recorded in Greenville County
Plat Book 4R at Pages 36-37, and having according to said plat the
following metes and bounds, to-wit:

BEGINNING at an iron pin at the intersection of Lots 26 and 27 on the right
of way of Coventry Road and running thence with the line of Lot 26, N. 64-
18 W. 170 feet to an iron pin at the joint rear corner of Lots 26, 27, 30
and 31; thence turning and running with the rear lot line of Lot 30, N. 25-
42 E. 120 feet to an iron pin at the joint corners of Lots 30, 27 and 28;
thence turning and running with the joint line of Lot 28, S. 64-18 E. 170
feet to an iron pin on the right of way of Coventry Road at the joint front
corner of Lots 27 and 28; thence turning and running with the right of way
of Coventry Road, S. 25-42 W. 120 feet to the point of BEGINNING.

This is the same property conveyed to grantor by Sara E. Madden by deed
dated and recorded September 28, 1976 in deed volume 1043 at page 620 in
the RMC Office for Greenville County, S. C. and is conveyed subject to any
restrictions, reservations, zoning ordinances or easements that may appear
of record, on the recorded plat or on the premises.

As part of the consideration, the grantee agrees to assume that certain
mortgage given to The South Carolina National Bank dated September 28, 1976
and recorded in volume 1378 at page 917, on which there is a present
balance of approximately \$42,000.00.

-201-543.10-1-27

together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or ap-
pertaining; 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 against every per-
son whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor's(s) hand(s) and seal(s) this 8 day of October, 1976.

SIGNED, sealed and delivered in the presence of:

William L. Madden (SEAL)
David H. Wilkins (SEAL)
Jebra A. Hill (SEAL)

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) 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 8 day of October 1976

David H. Wilkins (SEAL)
Notary Public for South Carolina
My commission expires: _____

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) 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 whomso-
ever, renounce, release and forever relinquish unto the grantee(s) and the grantee(s)'s heirs or successors and assigns, all her interest and es-
tate, 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

day of _____ 19 _____

Notary Public for South Carolina.
My commission expires: _____

RECORDED this day OCT 8 1976 at 11:00 A.M. No. 9714

4328 (IV-2)