

STATE OF SOUTH CAROLINA

GREENVILLE COUNTY

FILED GREENVILLE CO. S. C. NOV 12, 11 59 AM 1952 OLLIE FARNSWORTH R.M.C.



Know All Men by These Presents:

That I, H. E. Madden, in the State aforesaid, in consideration of the sum of Five Thousand Seven Hundred No/100 (\$5,700.00) - - - 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 Foster Kay, his heirs and assigns:

All that piece, parcel or lot of land, situate, lying and being near the City of Greenville, in the County of Greenville, State of South Carolina, being known and designated as Lot No. 3, Property of Harmon A. Madden, as per plat thereof recorded in the R. L. C. Office for Greenville County, South Carolina, in Plat Book T, page 396, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northerly side of Welcome Avenue, joint front corner of Lots Nos. 2 and 3, said iron pin being 160 feet in an Easterly direction from the intersection of Beatrice Street and Welcome Avenue, and running thence along the Northerly side of Welcome Avenue, N. 67-48 E. 80 feet to an iron pin; thence N. 21-55 W. 100 feet to an iron pin; thence S. 67-48 W. 80 feet to an iron pin; thence S. 21-55 E. 100 feet to an iron pin, the point of beginning.

This is a portion of the property conveyed to the grantor herein by Harmon A. Madden by deed recorded in the R. L. C. Office for Greenville County, South Carolina, in Deeds Vol. 442, page 376.

As a part of the consideration hereof, the grantee agrees to assume and pay, according to its terms, that certain note and mortgage given by H. E. Madden to The First National Bank, Greenville, S. C., Executor, in the original principal sum of \$3500.00, said mortgage being recorded in the R. L. C. Office for Greenville County, South Carolina, in Mortgages Vol. 521, page 61.



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 11th day of November in the year of our Lord One Thousand Nine Hundred and Fifty-two

Signed, Sealed and Delivered in the Presence of

Frances Raines, Edward Ryan Hamer

m & madden (Seal) (Seal) (Seal) (Seal)

State of South Carolina,

Greenville County

Personally appeared before me Frances Raines

and made oath that s/he saw the within named grantor(s) H. E. Madden sign, seal and as his act and deed deliver the within written deed, and that s/he, with Edward Ryan Hamer witnessed the execution thereof.

Sworn to before me this 11th day of November, A. D. 1952

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 H. 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 Foster Kay, 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 11th day of November, A. D. 1952

Edward Ryan Hamer (Seal) Notary Public for South Carolina

Edna S. Madden

Cancelled documentary stamps attached: S. C. \$; U. S. \$; Recorded this 12th day of November 1952 at 11:59 A. M., No. #25056

228-12-8.1