

FILED
GREENVILLE CO. S.C.
11 3 20 1971

State of South Carolina,
County of GREENVILLE

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For True Consideration See Affidavit
Book 39 Page 864



Greenville County
Stamps
Paid \$ 160.00
Act No. 390 Sec. 1

KNOW ALL MEN BY THESE PRESENTS, That JAMES C. RYAN, JR.

in the State aforesaid, in consideration of the sum of Ten and No/100 (\$10.00) and other valuable consideration----- Dollars,

to him in hand paid at and before the sealing of these presents by
E. Erwin Maddrey and Nancy B. Maddrey

(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 E. Erwin Maddrey and Nancy B. Maddrey, their heirs and assigns, forever:

All that piece, parcel or lot of land with the buildings and improvements thereon, situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, on the Northern side of Crescent Avenue, and known and designated as Lots 20, 21, and 22 and a portion of Lots 24, 25 and 26, Cagle Park Company, a plat of which is recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book "C" at page 238; also the Western portion of Lot 25, according to a plat of Crescent Terrace which is recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book E at page 137 and having, according to a survey and plat made by Dalton and Neves, Engineers, dated August, 1937, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book SSS at page 398, the following metes and bounds:

BEGINNING at an iron pin on the Northern side of Crescent Avenue (formerly Mills Avenue) 259 feet from the Northwestern intersection of Crescent Avenue and Capers Street, and running thence N. 5-10 W. 331 feet to an iron pin; thence S. 89-32 W. 19.6 feet to an iron pin, the Eastern line of Lot No. 24; thence along the Eastern side of Lot No. 24, N. 5-10 W. 10.2 feet to an iron pin; thence S. 89-07 W. 173.1 feet to an iron pin; thence S. 0-10 W. 32 feet to an iron pin, the rear joint corner of Lots Nos. 19 and 20; thence along the joint line of said lots, S. 0-23 W. 260.9 feet to an iron pin in the line of Crescent Avenue; thence along the curved line of Crescent Avenue, S. 62-52 E. 18.7 feet to a point; thence S. 67-16 E. 51.3 feet to a point; thence S. 77-35 E. 70 feet to a point; thence S. 89-17 E. 69.6 feet to a point; thence N. 84-35 E. 23.8 feet to the point of beginning.

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This is the identical property conveyed to the Grantor herein by deed of Dorothy P. Ramseur, J. Kelly Sisk and A.F. Burgess, Executors under the Will of Roger Craft Peace, dated April 2, 1971, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 912 at page 173.

(Cont'd.)

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