

APR 3 10 19 AM 1968

BOOK 841 PAGE 211

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

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

County Stamps Paid \$ 2.75 See Act No.380 Section 1

Know All Men by These Presents:

That I, JOHN M. FLYNN in the State aforesaid, in consideration of the sum of Ten and No/100 (\$10.00) and other considerations-- 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 NINA B. PARKER, Her Heirs and Assigns, Forever:

ALL that piece, parcel or lot of land, with all improvements thereon, situate, lying and being on the South side of Hazel Drive, near the City of Greenville, in Greenville County, S. C., being shown as a portion of Lots Nos. 10, 11 and 12 on plat of Addition to Pinehurst made by W. N. Willis, Engineer on September 10, 1949, recorded in the RMC Office for Greenville County, S. C., in Plat Book T, Page 399, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the South side of Hazel Drive in front line of Lot No. 11, said pin being 30 feet in an Easterly direction from the joint front corner of Lots 10 and 11, said pin also being at the corner of lot now or formerly of J. A. Cannon, Jr., and runs thence S 2-51 E 130 feet, more or less, to an iron pin in line of lot now or formerly of McMullen; thence along said McMullen line, N 79-0 E 150.2 feet to an iron pin; thence N 20-35 W 121.5 feet to an iron pin on the South side of Hazel Drive; thence along Hazel Drive, S 86-50 W 110 feet to the beginning corner.

The grantee herein assumes and agrees to pay that mortgage given by John M. Flynn to First Federal Savings and Loan Association on October 31, 1967, in the original amount of \$15,500.00, recorded in the RMC Office for Greenville County in Mortgage Book 1075, Page 158, on which there remains unpaid a principal balance of \$15,416.54.

This is the same property conveyed to me by deed of J. Louis Coward Construction Co. on June 1, 1966, recorded in the RMC Office in Deed Book 799, Page 311.

This conveyance is SUBJECT to all restrictions, set back lines, roadways, easements and rights of way, if any affecting the above described property.

Grantee to pay 1968 taxes.

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 her 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 2nd day of April in the year of our Lord One Thousand Nine Hundred and sixty eight

Signed, Sealed and Delivered in the Presence of

Nancy O Collins
Patrick C Fant

John M. Flynn (Seal)



For True Consideration See Affidavit Book 29 Page 30

State of South Carolina, Greenville County Personally appeared before me Nancy O. Collins

and made oath that She saw the within named grantor(s) John M. Flynn sign, seal and as his act and deed deliver the within written deed, and that She, with Patrick C. Fant witnessed the execution thereof.

Sworn to before me this 2nd day of April, A. D. 19 68. Notary Public for South Carolina Patrick C. Fant (Seal)

Nancy O Collins

State of South Carolina, Greenville County RENUNCIATION OF DOWER I, Patrick C. Fant, Jr. Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Madelyn C. Flynn wife of the within named John M. Flynn 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 Nina B. Parker her 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 2nd day of April, A. D. 19 68. Notary Public for South Carolina Patrick C. Fant (Seal)

Madelyn C. Flynn

Cancelled documentary stamps attached: S. C. \$ April 19 68 at 10:19 A. M., No. 25803 Recorded this 3rd day of April

271-1561-38