

State of South Carolina,

County of GREENVILLE

Grantee's Address:
106 W. Stone Avenue
Greenville, SC 29609

FILED
GREENVILLE CO. S.C.
Dec 28 4 12 PM '84
DONNIE S. TANKERSLEY
R.M.C.

9873

KNOW ALL MEN BY THESE PRESENTS, That I, MADELYN C. FLYNN,

in the State aforesaid, in consideration of the sum of

One (\$1.00) Dollar and the premises

Dollars,

to MADELYN C. FLYNN

in hand paid at and before the sealing of these presents by

JOHNNY M. FLYNN,

(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 JOHNNY M. FLYNN, his heirs and assigns, forever:

ALL that piece, parcel and lot of land, with improvements thereon, lying and being in the City of Greenville, on the northern side of West Stone Avenue, County of Greenville, State of South Carolina, being more particularly described as follows:

BEGINNING at an iron pin on the Northern side of West Stone Avenue, thence with said Avenue, N. 84-30 W., 65.5 feet to an iron pin; thence N. 5-30 E., 200 feet to a point; thence with the rear line of Lots 2 and 3, S. 84-30 E., 65.5 feet to a stake; thence S. 5-30 W. 200 feet to an iron pin, the point of Beginning.

The beginning corner of the parcel described above is 131 feet West of the northwestern corner of Stone Avenue and Townes Street.

The above described property is shown on a plat prepared for Johnny M. Flynn by Charles F. Webb, Surveyor, dated 22 December 2984, and recorded in the RMC Office for Greenville County, South Carolina in Plat Book 11-D, at Page 28.

A portion of the front of this lot has been taken for the widening of West Stone Avenue, and this conveyance is subject to all rights-of-way, restrictions, zoning ordinances and easements of record or on the ground affecting subject property. 26-500-5-3-20

This is the same property conveyed to John M. Flynn by deed of H. Ray Davis and Bill B. Bozeman dated 10 October 1973, recorded in the RMC Office for Greenville County, South Carolina on 15 October 1973 in Deed Book 986, at Page 88. John M. Flynn died testate on 16 May 1981, devising and bequeathing all of his property, real and personal, to his spouse and the within Grantor, Madelyn C. Flynn; reference is hereby made to the records of the Probate Court of Greenville County, South Carolina, Apartment 1656, File 5.

This property is conveyed subject to a mortgage given to Southern Bank & Trust Company by John M. Flynn in the original principal amount of \$100,000, which mortgage is dated 1 April 1976 and is recorded in Mortgage Book 1363 at Page 817 (and which mortgage has been extended and modified, the last such modification and extension being recorded in Mortgage Book 1658, at page 807), all in the Greenville County records.

(CONTINUED ON NEXT PAGE)

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