

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

VOL 1068 PAGE 843

KNOW ALL MEN BY THESE PRESENTS, that John M. Flynn

in consideration of the sum of Thirteen thousand one hundred forty-nine and 17/100 (\$13,149.17), and assumption of mortgage the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto Frances M. Duffy, her heirs and assigns, forever:

ALL that certain piece, parcel, or lot of land situate, lying and being on the western side of Chatelaine Drive, being known and designated as Lot 164 on that certain Plat of MERRIFIELD PARK, Section 1, recorded in the RMC Office for Greenville County in PLat Book 000, at Page 177, and having, according to said Plat, the following metes and bounds:

BEGINNING at an iron pin at the joint front corner of Lots 164 and 165, on the right of way for Chatelaine Drive and running thence N 68-16 W, 226.4 feet along the joint side line of Lots 164 and 165 to the joint rear corner of Lots 164 and 165; thence N 8-42 E, 55.8 feet to an iron pin at the joint rear corner of Lots 164 and 163; thence with the joint side of Lots 164 and 163, S 88-20 E, 228.7 feet to the joint front corner of Lots 164 and 163; thence with the right of way for Chatelaine Drive, the chord of which is S 1-40 W, 55.2 feet to an iron pin; thence continuing with the right of way for Chatelaine Drive, the chord of which is S 12-40 W, 79.8 feet to the point of beginning.

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

This is the same property conveyed to the Grantor herein by deed of Larry J. Cook and Alice B. Cook, dated September 24, 1977, recorded in Deed Book 1068, at Page 843.

As part of the consideration herein, the Grantee assumes and agrees to pay that certain mortgage in favor of Fidelity Federal Savings and Loan Association, dated May 1, 1976, recorded May 3, 1976, in Mortgage Book 1366, at Page 539, and having a present balance due thereon of \$28,500.00.

together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining; 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 person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor's(s) hand(s) and seal(s) this 21st day of November, 19 77

SIGNED, sealed and delivered in the presence of:

John M. Flynn (SEAL)
John M. Flynn

Marshall H. Bentley (SEAL)
Ernest P. Kuttelfield (SEAL)

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

Personally appeared the undersigned witness and made oath that (s)he saw the within named grantor(s) sign, seal and as the grantor's(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 21st day of November 19 77

Ernest P. Kuttelfield (SEAL) Marshall H. Bentley
Notary Public for South Carolina.

My commission expires ~~9/29/81~~ 11-24-80

STATE OF SOUTH CAROLINA
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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 whomsoever, renounce, release and forever relinquish unto the grantee(s) and the grantee's(s) heirs or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all singular the premises within mentioned and released.

GIVEN under my hand and seal this

21st day of November 19 77
Ernest P. Kuttelfield (SEAL)
Notary Public for South Carolina.

My commission expires ~~9/29/81~~ 11-24-80

Madelyn C. Flynn
Madelyn C. Flynn

RECORDED this 22 day of NOV 22 1977

At 9:47 A.M. 15571

CC10
NOV 22 1977
1404

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