

APR 8 10 45 AM '70
KENDRICK, STEPHENSON & JOHNSON, Attorneys at Law, Greenville, S. C.
OLLIE FARNSWORTH
R. M. C.

TITLE TO REAL ESTATE—Prepared by
STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that I, Ellis L. Darby, Jr.

in consideration of One and no/100 (\$1.00) Dollars,
and assumption of mortgage as set forth below,
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release
unto A. James Nelson, his heirs and assigns forever:

All of my undivided one-half interest in and to:

All that certain piece, parcel or lot of land, with the buildings and improvements thereon, lying and being on the easterly side of Great Glen Road, near the City of Greenville, South Carolina, being known and designated as Lot No. 163 on plat entitled Del Norte Estates, as recorded in the RMC Office for Greenville County, S. C. in Plat Book WWV, at Pages 32 and 33 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the easterly side of Great Glen Road, said pin being the joint front corner of Lots 162 and 163 and running thence with the common line of said Lots N 37-24 E 167.4 feet to an iron pin, the joint rear corner of Lots 162 and 163; thence N 51-27 W 50 feet to an iron pin, the joint rear corner of Lots 163, 164 and 166; thence with the common line of Lots 163 and 164 N 76-12 W 106 feet to an iron pin on the easterly side of Great Glen Road; thence with the easterly side of Great Glen Road S 2-23 E 153.5 feet to an iron pin; thence S 36-59 E 41.15 feet to an iron pin; thence S 71-36 E 10 feet to an iron pin, the point of beginning.

As a part of the consideration herein the grantee does hereby assume and agree to pay the balance due of \$19,500.00, on that certain mortgage given by Ellis L. Darby, Jr. and A. James Nelson to First Federal Savings and Loan Association, dated November 19, 1969 and recorded on the same date, in the RMC Office for Greenville County, S. C. in Mortgage Book 1142, page 289.

This conveyance is subject to all restrictions, setback lines, roadways, easements and right of ways, if any, affecting the above described property.
For deed into grantor, see Deed Book 879, page 529.

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 7th day of April, 19 70

SIGNED, sealed and delivered in the presence of:

Joe Ann L. Starn
May R. Johnson

Ellis L. Darby, Jr. (SEAL)
Ellis L. Darby, Jr. (SEAL)

(SEAL)

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

PROBATE

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 deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 7th day of April, 19 70.

May R. Johnson (SEAL)
Notary Public for South Carolina.
My Commission Expires November 19, 1979.

Joe Ann L. Starn

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

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 and singular the premises within mentioned and released.

GIVEN under my hand and seal this 7th day of April, 19 70.

May R. Johnson (SEAL)
Notary Public for South Carolina.
My Commission Expires November 19, 1979.

Lillian C. Darby
Lillian C. Darby

RECORDED this 8th day of April, 1970, at 10:45 A. M. No. #21998

121-1-121
538.9-1-121