

TITLE TO REAL ESTATE-Prepared by KENDRICK, STEPHENSON & JOHNSON, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

OLLIE FARNSWORTH  
R. M. C.

KNOW ALL MEN BY THESE PRESENTS, that we, Ellis L. Darby, Jr. and A. James Nelson

in consideration of Nine Thousand Seven Hundred Fifty and No/100 (\$9,750.00) 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 Dennis J. Ewert and Agnes T. Ewert, their heirs and assigns forever:

All that certain piece, parcel or lot of land with the buildings and improvements thereon, lying and being on the northwesterly side of Great Glen Road, near the City of Greenville, S. C., being known and designated as Lot No. 30 on plat of Del Norte Estates as recorded in the RMC Office for Greenville County, S. C., in Plat Book WWW, pages 32 and 33 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwesterly side of Great Glen Road, said pin being the joint front corner of Lots 29 and 30 and running thence with the common line of said lots N 72-30 W 147.42 feet to an iron pin, the joint rear corner of Lots 29 and 30; thence N 10-53 E 80 feet to an iron pin, joint rear corner of Lots 30 and 31; thence with the common line of said lots S 80-03 E 151 feet to an iron pin on the northwesterly side of Great Glen Road; thence with the northwesterly side of Great Glen Road S 5-08 W 29.2 feet to an iron pin; thence continuing with said Road S 16-58 W 70.8 feet to an iron pin, the point of beginning.

This conveyance is subject to all restrictions, setback lines, roadways, easements and right of ways, if any, affecting the above described property.

As a part of the consideration herein, the grantees do hereby assume and agree to pay the balance due of \$23,250.00 on that certain mortgage given by the grantors herein to Fidelity Federal Savings and Loan Association in the face amount of \$23,250.00 dated and recorded September 30, 1970, in the RMC Office for Greenville County, S. C., in Mortgage Book 1168, page 71.

For deed into grantors, see Deed Book 899, page 399.

GRANTEES TO PAY 1970 TAXES.



11.00

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 25th day of November 1970.

SIGNED, sealed and delivered in the presence of:

Annita C. Everts (SEAL)  
72 Roy K. Johnson (SEAL)  
Ellis L. Darby, Jr. (SEAL)  
A. James Nelson (SEAL)

STATE OF SOUTH CAROLINA } PROBATE  
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 deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.  
SWORN to before me this 25th day of November 1970.  
72 Roy K. Johnson (SEAL)  
Notary Public for South Carolina.  
My commission expires November 19, 1979

STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER  
COUNTY OF GREENVILLE } 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 25th day of November 1970.  
72 Roy K. Johnson (SEAL)  
Ellis L. Darby  
A. James Nelson  
Notary Public for South Carolina.  
My commission expires November 19, 1979  
RECORDED this 25th day of November 1970 at 12:46 P. M., No. #12521

5-5-79