

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

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

ELIZABETH RIDDLE  
R.H.C.

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

in consideration of Seven Thousand Nine Hundred and No/100 (\$7,900.00) ----- Dollars,  
and assumption of the mortgage 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 Don L. Kristinik and Ellen C. Kristinik, 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 southeasterly side of Ellesmere Drive near the City of Greenville, S. C., being known and designated as Lot No. 269 on plat entitled "Del Norte Estates, Section II, Sheet No. 1", as recorded in the RMC Office for Greenville County, S. C. in Plat Book 4N, pages 12 and 13, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeasterly side of Ellesmere Drive, said pin being the joint front corner of Lots 269 and 270 and running thence with the common line of said lots S 46-30 E 128 feet to an iron pin, the joint rear corner of Lots 269 and 270; thence S 43-30 W 90 feet to an iron pin, the joint rear corner of Lots 268 and 269; thence with the common line of said lots N 46-30 W 128 feet to an iron pin on the southeasterly side of Ellesmere Drive; thence with the southeasterly side of Ellesmere Drive N 43-30 E 95 feet to an iron pin, the point of beginning.

For deed into grantors, see Deed Book 940, page 351.

This conveyance is subject to all restrictions, setback lines, roadways, easements, and rights of way, if any, effecting the above described property.

As a part of the consideration herein, the grantees do hereby assume and agree to pay the balance due of \$31,600.00, on that certain mortgage given by the grantors herein to Fidelity Federal Savings and Loan Association, in the face amount of \$31,600.00, dated and recorded November 30, 1972 in the RMC Office for Greenville County, S. C. in Mortgage Book 1259, page 20.



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)' heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor(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)' 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 30th day of November, 1972.

SIGNED, sealed and delivered in the presence of:

*A. James Nelson* (SEAL)  
A. James Nelson  
*Ellis L. Darby, Jr.* (SEAL)  
Ellis L. Darby, Jr.  
*Rosemary S. Tatham* (SEAL)  
*Wayne R. Johnson* (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) 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 30th day of November 1972.  
*Wayne R. Johnson* (SEAL)  
Notary Public for South Carolina  
My Commission Expires: Nov. 19, 1979.  
*Rosemary S. Tatham*

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)' 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  
30th day of November 1972.  
*Wayne R. Johnson* (SEAL)  
Notary Public for South Carolina  
My Commission Expires: Nov. 19, 1979.  
*Lillian C. Darby*  
Lillian C. Darby  
RECORDED this 1st day of December 1972, at 10:00 A.M., No. 16067

-200-538.10-1-269

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