

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TITLE TO REAL ESTATE

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KNOW ALL MEN BY THESE PRESENTS, that Ponderosa Associates, a South Carolina General Partnership

in consideration of Thirty-One Thousand Nine Hundred Fifty and No/100---(\$31,950.00)-----Dollars,
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents, do grant, bargain, sell,
and release unto Shirley F. Mercer and Mark T. Borger, their heirs and assigns forever;

All that piece, parcel or lot of land in the County of Greenville, State of South Carolina, situate, lying and being on the southern side of Becky Gibson Road and being known and designated as Lot No. 13 on a plat of PONDER ROSA VILLAGE recorded in the RMC Office for Greenville County in Plat Book 4-R at Page 27 and having such metes and bounds as shown thereon, reference to said plat being made for a more complete description.

This conveyance is subject to all restrictions, setback lines, roadways, zoning ordinances, easements and rights-of-way appearing on the property and/or of record.

This is a portion of that same property conveyed to the Grantor herein by deed from Stubblefield Builders, Inc. recorded in the RMC Office for Greenville County in Deed Book 1034 at Page 379 on April 8, 1976.

The mailing address of the Grantees herein is Route 2, Becky Gibson Road, Greer, S. C. 29651.

- 315-613.1-1-31

[Faint signature and text]

GREENVILLE COUNTY DOCUMENTARY
35.20
PB 12511

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) the 8th day of December, 19 77.

SIGNED, sealed and delivered in the presence of:

PONDEROSA ASSOCIATES, A SOUTH CAROLINA GENERAL PARTNERSHIP (SEAL)
By: *William E. Just* (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 written deed and that (s)he, with the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this 8th day of December 19 77.

Notary Public for South Carolina

My Commission expires 4/7/79.

Kathy H. Bussing (SEAL)

STATE OF SOUTH CAROLINA
COUNTY OF

RENUNCIATION OF DOWER
NOT NECESSARY-GRANTOR IS A PARTNERSHIP.

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

day of 19

Notary Public for South Carolina

My commission expires

RECORDED this DEC 8 1977, at 2:25 P. M., NO. 17575

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