

Address of Grantee

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STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that I, James Harold Byrd, Jr.

in consideration of (\$3,000.00)

Three Thousand and no/100 ----- 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, situated, lying and being on the southern side of Beckv Gibson Road and
being known and designated as all of Lot No. 12 on a plat of Ponder Rosa Subdivision,
said plat being recorded in the RMC Office for Greenville County in Plat Book 4-R
at Page 27, reference to said plat hereby pleaded for a more complete description
as to metes and bounds.

This being the same property conveyed to the Grantor by deed from Carroll Osborne
Bunker and Bettye M. Bunker, recorded October 4, 1976 RMC Office Deed Book 1043,
Page 951.

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.

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

together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in anywise 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 assigns against the grantor(s) and the grantor's(s') heirs (or successors) and against every person whomsoever lawfully
claiming or to claim the same or any part thereof, except as to restrictions and easements of record, if any.

WITNESS the grantor's(s') hand(s) and seal(s) this Dec. 7th 19 77

SIGNED, sealed and delivered in the presence of:

James C. Lambardt
Charles O. Wolfe

James H. Byrd, Jr. (SEAL)
James Harold Byrd, Jr.

GREENVILLE COUNTY (SEAL)
DEC 8 1977 (SEAL)
03.30 (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 Dec. 7th 19 77

Charles O. Wolfe (SEAL)
Notary Public for South Carolina.

James C. Lambardt

My commission expires 8-17-80

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 or persons whom-
soever, 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 Dec. 7th

Charles O. Wolfe (SEAL)
Notary Public for South Carolina.
My commission expires 5-17-80

Janice F. Byrd
Janice F. Byrd

RECORDED DEC 8 1977 At 2:22 P.M.

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