

FILED
 GREENVILLE CO. S. C. NTC
 MAY 30 8 31 AM '78
 VOL 1038 PAGE 1
 STATE OF SOUTH CAROLINA
 COUNTY OF GREENVILLE
 HIRNIE S. TANKERSLEY
 R.H.C.
 KNOW ALL MEN BY THESE PRESENTS, that We, FRANK J. METZGER & VIRGINIA T. METZGER,

In consideration of \$5.00 and love and affection 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
JAMES STEVEN METZGER, His Heirs and Assigns, Forever:

ALL that piece, parcel or lot of land with all improvements thereon or hereafter constructed thereon situate on northern side of Ponder Road, Oneal Township, Greenville County, South Carolina, shown and designated as Lot 22 on plat of Ponderosa Village by Terry T. Dill, Surveyor, July 20, 1972, recorded in RMC Office for Greenville County in Plat Book 4-R, page 27, reference to which is hereby craved for the metes and bounds thereof.

This being the same property conveyed to the Grantors herein by deed of Ponderosa Associates, a South Carolina General Partnership, June 22, 1976, recorded in RMC Office for Greenville County, June 23, 1976, in Deed Book 1038, page 464.

This property is conveyed subject to rights of way, easements, conditions, public roads and restrictive covenants reserved on plats and other instruments of public record and actually existing on the ground affecting said property.

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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 4th day of May 1978
 SIGNED, sealed and delivered in the presence of:
 Frank J. Metzger (SEAL)
 Virginia T. Metzger (SEAL)
 _____ (SEAL)
 _____ (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 written deed and that (s)he, with the other witness subscribed above, witnessed the execution thereof.
 SWORN to before me this 4th day of May 1978
 _____ (SEAL) *Benedine Kelch*
 Notary Public for South Carolina
 My commission expires Aug. 23, 1987

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 singular the premises within mentioned and released.
 GIVEN under my hand and seal this 4th day of May 1978
 _____ (SEAL) *Virginia T. Metzger*
 Notary Public for South Carolina
 My commission expires Aug. 23, 1987

RECORDED this day of MAY 30 1978 at 8:31 A. M., No. 35548

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