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LAW OFFICES OF HOWARD & M. DONALD, ATTORNEYS AT LAW, 107 BROADUS AVE., GREENVILLE, S. C. 29601

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

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KNOW ALL MEN BY THESE PRESENTS, that Joanne Jones Motsinger, now Joanne Jones

in consideration of Thirty-Six Thousand Two Hundred and 00/100 (\$36,200.00) 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

Edward William Mercer, Jr. and Judy C. Mercer, their heirs and assigns forever:

ALL that piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, being shown as Lot 12, Sunrise Terrace, on plat recorded in the RMC Office for Greenville County, S. C. in Plat Book 4R-45, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the edge of Sunrise Drive, joint front corners of Lots Nos. 11 and 12, and running thence with said Drive, N. 70-04 E. 11.25 feet to a point; thence still with said Drive, N. 69-45 E. 59.3 feet to a point, joint front corner of Lots Nos. 12 and 13; thence with the common line of said Lots, S. 19-46 E. 179.85 feet to a point; thence S. 70-03 W. 70.5 feet to a point, joint rear corner of Lots Nos. 12 and 11; thence with the common line of said Lots, N. 19-55 W. 179.65 feet to a point on the edge of Sunrise Drive, the point of beginning.

This being the same property conveyed to the Grantor herein by Deed of Premier Investment Co., Inc. to Edgar R. Motsinger and Joanne J. Motsinger, dated July 5, 1973 and recorded July 6, 1973, in the RMC Office for Greenville County, S. C. in Deed Book 978-427. Edgar R. Motsinger conveyed his one-half interest in and to said property to the Grantor herein by Deed recorded in the RMC Office for Greenville County, S. C. on July 1, 1982, in Deed Book 1169-555. 11(276) T34-1-48

This conveyance is made subject to any and all easements, rights-of-way and restrictions of record or may be seen by an inspection of the ground.

Grantees' address: 12 Sunrise Drive, Taylors, S. C. 29687

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 23rd day of February, 19 83

SIGNED, sealed and delivered in the presence of

Edgar R. Motsinger (SEAL)
Joanne Jones (SEAL)
Ultimate Seal (SEAL)
Ultimate Seal (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 23rd day of February 19 83

Notary Public for South Carolina

My commission expires 1/20/92

STATE OF SOUTH CAROLINA
COUNTY OF

RENUNCIATION OF DOWER

NOT NECESSARY--WOMAN GRANTOR

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 FEB 24 1983 at 10:39 A.M. 19

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