

State of South Carolina
GREENVILLE COUNTY

Know All Men by These Presents:

That we, Carroll Osborne Bunker and Bettie M. Bunker

in the State of South Carolina, in consideration of the sum of Two Thousand and NO/100 (\$2,000.00) Dollars and the assumption of the hereinafter described mortgage,

to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (the receipt whereof is hereby acknowledged) have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said grantee(s) James H. Byrd and Janice F. Byrd and 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 Beckey Gibson Road and being known and designated as LOT NO. 11 on a plat of PONDER ROSA Subdivision, said Plat being recorded in PMC Office for Greenville County in Plat Book 4-K at page 27, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Becky Gibson Road, joint front corner of LOTS 10 and 11 and running thence with the common line of said lots, S. 11-47 W. 488 feet to an iron pin; thence N. 78-13 W. 100 feet to an iron pin on the southern side of Beck Gibson Road; thence with said road, S. 75-41 E. 100 feet to the point of beginning.

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

DERIVATION: Deed Book 990 page 612. — 316-618.1-1-29

As part of the consideration hereof, GRANTEEES assume and agree to pay that outstanding mortgage executed to South Carolina National Bank, recorded in PMC Office in Mortgage Book 1297 at page 681, with a balance due of \$24,501.25.

AS PART OF THE CONSIDERATION Grantor hereby transfers and assigns all rights, titles and interest in and to the ESCROW ACCOUNT unto Grantees.

TOGETHER with all and Singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the said Premises before mentioned unto the grantee(s) hereinabove named, and their Heirs and Assigns forever.

And the grantor(s) do(es), hereby bind the grantor(s) and the grantor's(s) Heirs, Executors, and Administrators to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and the grantee's(s) Heirs and Assigns against the grantor(s) and the grantor's(s) Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the grantor's(s) hand and seal this 30 day of April in the year of our Lord One Thousand Nine Hundred and Seventy Six.

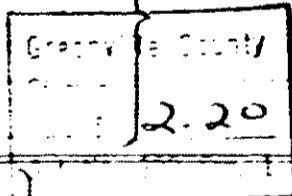
Signed, Sealed and Delivered in the Presence of

Billy T. Hatcher

Carroll Osborne Bunker
Bettie M. Bunker

(Seal)

(Seal)



State of South Carolina

GREENVILLE COUNTY

Personally appeared before me *Betty D. Young* and made oath that he saw the within named grantor(s) *Carroll Osborne Bunker and Bettie M. Bunker*

deliver the within written deed, and that he, with *Billy T. Hatcher* sign, seal and as act and deed witnessed the execution thereof

Sworn to before me this 30 day of April, A. D., 1976.

Billy T. Hatcher (Seal)
Notary Public for South Carolina
My commission expires 9-23-79.



RENUNCIATION OF DOWER

State of South Carolina

GREENVILLE COUNTY

I, *Billy T. Hatcher* Notary Public, do hereby certify unto all whom it may concern, that Mrs. *Bettie M. Bunker*

wife of the within named *Carroll Osborne Bunker* did this day appear before me, and 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 whomsoever, renounce, release, and forever relinquish unto *James H. and Janice F. Byrd and their Heirs and Assigns*, all her interest and estate, and also her right and claim of Dower of, in or to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this 30 day of April, A. D., 1976.

Billy T. Hatcher (Seal)
Notary Public for South Carolina
My commission expires 9-23-79.

Bettie M. Bunker



Cancelled documentary stamps attached: S. C. \$ U. S. \$
Recorded this day of MAY 3 1976, 3:38 P. M., No. 29253

1035-649

4328 RV-2J