

STATE OF SOUTH CAROLINA  
 COUNTY OF GREENVILLE  
 KNOW ALL MEN BY THESE PRESENTS

FILED  
 GREENVILLE CO. S. C.  
 DEC 10 10 52 AM '76  
 CONNIE S. BANKERSLEY  
 R.M.C.

VOL 1047 PAGE 697

SANDRA W. PONDER

in consideration of \$1, 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 LEONARD J. PONDER, HIS HEIRS & ASSIGNS FOREVER:

ALL MY UNDIVIDED ONE-HALF (1/2) INTEREST IN AND TO THE FOLLOWING DESCRIBED PROPERTY:

ALL that piece, parcel or lot of land in O'Neal Township, Greenville County, State of South Carolina, situate and being in the State and County aforesaid, O'Neal Township, on the east side of Greer-Mt. Lebanon surfact treated road, about seven miles north of Greer, adjoining lands of J. F. Ballenger, Broadus Henson and others, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of said road and running thence N. 80-07 E., 244 feet to an iron pin; thence S. 13-08 E., 627 feet to an iron pin; thence S. 76-36 E., 2,174 feet to a stone; J. F. Ballenger line; thence with his line, N. 44-45 E., 1,059 feet to a stone, Broadus Williams corner; thence with his line, N. 58-15 W., 1,092 feet to a stone near branch; thence N. 59-15 W., 481 feet to a stone; Broadus Henson's corner; thence with his line, N. 59-10 E., 1,620 feet to a point in the center of the above named road; thence with said road, S. 30 W., 200 feet to a bend in road; thence S. 23-15 W., 200 feet to a bend in road; thence S. 20 W., 100 feet to a slight bend in road; thence S. 20-40 W., 898.5 feet to the beginning corner and being known and designated as tracts nos. 1, 2 & 3 of the property of W. M. Ballenger Estate, as shown by plat made by H. S. Brockman, Surveyor, September 15 and 17, 1937, and containing 90.55 acres, more or less.

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LESS, HOWEVER:

ALL that piece, parcel or tract of land, previously conveyed to Raymond C. Smith and Margaret J. Smith, duly recorded in deed book 1035 at page 55 in the RMC Office for Greenville County and having the following metes and bounds, to-wit:

BEGINNING at an iron pin that is 1028 feet from Mt. Lebanon Baptist Church Road on a course of S. 58-15 E., and continuing along said course, S. 58-15 E., 425 feet to an iron pin; thence S. 31-45 W., 210 feet to an iron pin;

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 9th day of December, 1976.

SIGNED, sealed and delivered in the presence of:  
 Sandra W. Ponder (SEAL)  
 SANDRA W. PONDER  
 (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 9th day of December 19 76  
 Notary Public for South Carolina  
 My commission expires 1/24/83

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 9th day of December 19 76.  
 Notary Public for South Carolina  
 My commission expires

RECORDED this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ M., No. \_\_\_\_\_  
 (CONTINUED ON NEXT PAGE) 630.3137

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