

(description contined)

feet to an iron pin at the corner of Lot 3; thence with the line of Lot 3, S. 71 E., 230 feet to an iron pin in the line of Lot 5; thence continuing in a straight line through Lot 5, S. 71 E., 75 feet, more or less, to a point in line of Lot No. 7; thence along line of Lot 7, N. 18-58 E., 103 feet, more or less, to an iron pin at the joint rear corner of Lots 5 and 7; thence along rear of Lot No. 5 and with property owned by Lindsey Builders, Inc., N. 71 W., 333.4 feet, more or less, to an iron pin on the Piedmont Highway, the beginning corner.

ALSO: ALL that lot land with buildings and improvements, lying, situate and being on the eastern side of Old U. S. Highway No. 29, also known as Piedmont Road, in Gantt Township, Greenville County, South Carolina, being a portion of the northern one-half of Tract 12 of the E. A. SMYTHE PROPERTY, as shown on plat by Dalton & Neves, Engineers, made November, 1935, recorded in the RMC Office for Greenville County, S. C., in Plat Book D, pages 170 and 171, and having according to a more recent plat of property of JAMES H. LINDSEY, made by Campbell and Clarkson, Surveyors, Inc., dated February 28, 1967, the following metes and bounds, to-wit:

MAV 3 1975  
JOHN M. DILLARD, P.A.  
STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE  
LINDSEY OF S.C., INC. (formerly  
LINDSEY BUILDERS, INC.)

RECORDING FEE  
PAID \$ 20.00

TO  
BUILDER MARTS OF AMERICA, INC.

Address: Daniel Building  
Greenville, S.C.

TITLE TO REAL ESTATE  
CORPORATION FORM

I hereby certify that the within Deed has been this 3rd  
day of March 19 75  
at 11:05 A.M. recorded in Book 1015 of  
Deeds, page 219

Register of Mesne Conveyance Greenville County

I hereby certify that the within deed has been entered of re-  
cord in the Office of the County Auditor for this county, pur-  
suant to Section 60 56, Code of Laws of South Carolina,  
1952.

Auditor  
County

JOHN M. DILLARD, P.A.  
700 EAST NORTH STREET  
GREENVILLE, S.C. 29601

3 Lots Vesta Dr. & Vedado Lane, "Vardry  
Vale" Sec. 2; Also 21 Lots "Rockvale" Sec.  
2, Gantt Tp., Also lot 4/8 & 5/8 Tract 12  
Old U.S. Hwy. 29 (Gantt Tp.)

BEGINNING at an iron pin on the eastern side of Old U. S. Highway No. 29, also known as Piedmont Road, at the joint front corners of Tracts 11 and 12 of E. A. Smythe Property, as shown on a plat recorded in Plat Book D, pages 170 and 171, and running thence along the common line of said lots, S. 70-54 W., 241.8 feet to an iron pin in or near a branch; thence with the branch as the line and following the line of property sold by Tom Reid to Joe and Grace Allen Reid by deed recorded in said RMC Office in Deed Book 438k page 29, the traverse line of which is S. 29-42 W., 99.5 feet to an old iron pin; thence N. 71-04 W., 209.5 feet to an iron pin on the eastern side of Old U. S. Highway No. 29; thence along the eastern side of said Highway, N. 10-01 E., 98.9 feet to an iron pin, the beginning corner.

As a part of the consideration of this deed, the Grantee agrees and assumes to pay in full the indebtedness due on a note and mortgage covering the above described property given to Carolina Federal Savings & Loan Association in the original sum of \$60,000.00, and recorded in the RMC Office for said County and State in Mortgage Book 1299, page 691, which has a present balance due in the sum of \$55,443.47 and on the note and mortgage covering the above described property given to Doris D. Baker in the original sum of \$10,400.00, and recorded in the RMC Office for said County and State in Mortgage Book 1376 page 811 which has a present balance due in the sum of \$10,400.00

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

The Grantee assumes and agrees to pay Greenville County property taxes for the tax year 1975 and subsequent years.

All of the above described property is subject to a mortgage given by Lindsey of S.C., Inc. to Builder Mart's of America, Inc., dated November 20, 1974, securing two notes in the original sums of \$30,324.37 and \$50,418.61, recorded in the RMC Office for Greenville County, S. C., in Mortgage Book 1328, page 547, which mortgage shall remain open and in full force and effect.