

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

VEI 1027 693

KNOW ALL MEN BY THESE PRESENTS, that WE, DEAN D. VARNER and NANCY M. VARNER,

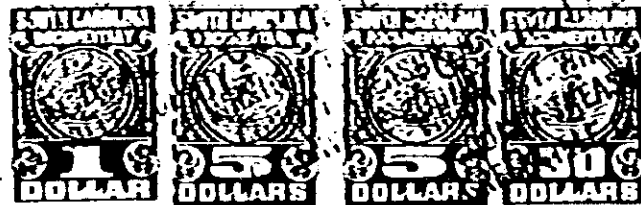
in consideration of TWENTY THOUSAND EIGHTY-ONE AND 63/100 (\$20,081.63)----- Dollars,  
plus assumption of mortgage indebtedness set out hereinbelow,  
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell  
and release unto BUILDER MARTS OF AMERICA, INC., its successors and assigns forever,

ALL that piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, being shown and designated as Lot 44, Pelham Estates, Section 3, and having, according to the recorded plat thereof, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of Redcliffe Road, joint front corner of Lots 44 and 45 and running thence with the common line of said lots S. 68-53 E. 312.1 feet to an iron pin; thence S. 50-15 W. 154.5 feet to an iron pin; thence S. 77-47 W. 202.0 feet to an iron pin on the eastern side of Belgrade Drive; thence along Belgrade Drive N. 24-08 W. 75.0 feet to a point in the curve of the intersection of Belgrade Drive and Redcliffe Road; thence around the curve of said intersection, the chord of which is N. 1-26 W., 61.5 feet to a point on the southwestern side of Redcliffe Road; thence along Redcliffe Road N. 21-17 E. 150.0 feet to an iron pin, the point of beginning.

This conveyance is made subject to any and all existing reservations, easements, rights of way, zoning ordinances and restrictions or protective covenants that may appear of record, on the recorded plat(s) or on the premises. - 202 - 543.2 - 1 - 55

As a further part of the consideration for this conveyance, the Grantee assumes and agrees to pay, according to the terms thereof, that certain mortgage recorded in the R.M.C. Office for Greenville County in Mortgages Book 1261, at Page 109, in favor of Fidelity Federal Savings and Loan Association, on which there is a present outstanding balance due of Forty-One Thousand Six Hundred Sixty-Eight and 37/100 (\$41,668.37) Dollars.



Greenville County  
Stamps  
Paid \$ 22.55  
Act No. 380 Sec. 1

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 22<sup>nd</sup> day of November, 1975.

SIGNED, sealed and delivered in the presence of

*N. Samuel H. Schulz*  
*Oliver B. Norris*

*Dean D. Varner* (SEAL)  
DEAN D. VARNER (SEAL)  
*Nancy M. Varner* (SEAL)  
NANCY M. VARNER (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 22<sup>nd</sup> day of November, 1975.

*N. Samuel H. Schulz* (SEAL) *Oliver B. Norris*  
Notary Public for South Carolina  
My commission expires 9/30/80

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

RENUNCIATION OF DOWER

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 22<sup>nd</sup> day of November, 1975.  
*Nancy M. Varner*  
NANCY M. VARNER  
*N. Samuel H. Schulz* (SEAL)  
Notary Public for South Carolina  
My commission expires 9/30/80

RECORDED this 25 day of NOV 25 1975 19, at 11:11 A.M., No. 18290

0.693

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