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STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that **POINSETT REALTY COMPANY**
A Corporation chartered under the laws of the State of _____ and having a principal place of business at
Simpsonville, State of South Carolina, in consideration of _____
-----EIGHT THOUSAND AND NO/100 (\$8,000.00)----- Dollars,
the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and
release unto

DENNIS C. VARNER and SUZANNE P. VARNER, their heirs 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 known and designated as Lot
No. 270, Section V, Sheet 1, of Subdivision known as POINSETTIA, said Sub-
division being situated within the corporate limits of the Town of Simpson-
ville, plat of said Subdivision being recorded in the RMC Office for
Greenville County in Plat Book 4-R at page 87.

A more particular description of said above numbered lot may be had by
reference to said plat. *- 312 - 313.2 - 1 - AC*

The above numbered lot was conveyed to the granting corporation by two deeds
one recorded in the RMC Office for Greenville County in Deed Volume 769 at
page 387 and one recorded in the RMC Office for Greenville County in Deed
Volume 769 at page 367. Deed 769 page 387 from Nellie M. Smith et al recorded 3/18/65.
Deed 769 page 367 from Sam A. Moore recorded 3/15/65.

This conveyance is made subject to the restrictive and protective covenants
affecting Section V of Subdivision known as POINSETTIA, said Restrictive
and Protective Covenants being recorded in the RMC Office for Greenville
County in Deed Volume 1004 at page 83.

This conveyance is made subject to any restrictive covenants, building
setback lines, rights-of-way and easements which may affect the above
described property.

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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 does hereby bind itself and its successors 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.

IN WITNESS whereof the grantor has caused its corporate seal to be affixed hereto and these presents to be subscribed by its duly authorized
officers, this **20th** day of **February** 19**78**.

SIGNED, sealed and delivered in the presence of:

James S. Allevine
E. P. Riley

POINSETT REALTY COMPANY (SEAL)
A Corporation
By: *Ralph S. Henderson*
President & Secretary
Secretary

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named Cor-
poration, by its duly authorized officers, sign, seal and as its 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 **20th** day of **February** 19**78**.

Edward P. Riley (SEAL) *James S. Allevine*
Notary Public for South Carolina.
My commission expires: **8-12-80**

RECORDED this _____ day of **FEB 23 1978** 19____, at **11:04 A. M.**, No. **21877**.

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