

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

MAY 28 10 21 AM '71
OLLIE FARNSWORTH
R. M. C.

KNOW ALL MEN BY THESE PRESENTS, that M & S BUILDERS, INC.
A Corporation chartered under the laws of the State of South Carolina and having a principal place of business at
Greenville, State of South Carolina, in consideration of
Two Thousand Four Hundred Fifty and no/100 (\$2,450.00)----- 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 RONALD C. MITCHELL AND CHERYL B. MITCHELL, their heirs and
assigns forever;

ALL that piece, parcel or lot of land in Chick Springs Township,
County of Greenville, State of South Carolina, located about one
mile West from City of Greer on the Southeast side of Boxwood Lane
and being shown and designated as all of lot number Seventy (70)
on plat entitled "King Acres", made by John A. Simmons, Surveyor,
dated August 10, 1963 and recorded in plat book "YY" page 153,
Greenville County R.M.C. Office; having a frontage of 105 feet
on Boxwood Lane, reference is hereby made to said plat for a more
complete description as to metes and bounds.

Property conveyed subject to restrictions recorded in Deed Book 734,
Page 239, and easements and set back lines as indicated on said plat.



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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 26 day of May, 1971.

SIGNED, sealed and delivered in the presence of:

H. Samuel Stilwell
H. Samuel Stilwell
Dianne C. Carson
Dianne C. Carson

M & S BUILDERS, INC. (SEAL)
A Corporation
By: *Keith R. Smith*
President
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 the grantor'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 26 day of May, 1971.

Dianne C. Carson (SEAL)

H. Samuel Stilwell
H. Samuel Stilwell

Notary Public for South Carolina
MY COMMISSION EXPIRES MAY 18, 1980

RECORDED this 28th day of May, 1971, at 10:21 A. M., No. #28594

286-710.4-1-70