

FILED GREENVILLE S.C.

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HORTON, DRAWDY, DILLARD, MARCHBANKS, CHAPMAN & BROWN, P.A., 307 FETTER STREET, GREENVILLE, S.C. 29601

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

APR 11 11 23 AM '73
DORRIS E. TANNERSLEY
R.I.C.

Greenville County
Stamps
Paid \$ 44.00
Act No. 380 Sec. 1

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 Forty Thousand and no/100ths (\$40,000.00) 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 **BOBBY R. MILLER AND SYLVIA S. MILLER, their heirs and assigns:**

"All that certain piece, parcel, or lot of land, with all improvements thereon, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the southern side of Imperial Drive, being shown and designated as Lot No. 380 on a plat of HERITAGE HILLS, SECTION III, made by Piedmont Engineers & Architects, dated February 27th, 1970, recorded in the RMC Office for Greenville County, S.C., in Plat Book 4-F, page 26, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Imperial Drive at the joint front corners of Lds Nos. 379 and 380 and running thence along the common line of said lots S 6-00 W 216.1 feet to an iron pin in or near a branch; thence with the center of said branch as the line, the traverse line being N 78-28 W 120.55 feet to an iron pin; thence along the common lines of Lots Nos. 380 and 381 N.6-00 E 199.5 feet to an iron pin on Imperial Drive; thence with the southern side of Imperial Drive S 89-41 E 58.35 feet to an iron pin; thence S 82-53 E 61.65 feet to an iron pin, the beginning corner.

The above described property is the same conveyed to the Grantor, M & S Builders, Inc., by deed of Threatt-Maxwell Enterprises, Inc., recorded in the RMC Office for said count and state in Deed Book 944 at page 26, and is hereby conveyed subject to rights-of-way easements, restrictive covenants, setback lines, and road easements of public record and actually existing on the ground affecting said property.

The Grantee agrees to pay Greenville County property taxes for the tax year 1973 and subsequent years.

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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 of 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 5th day of April 19 73

SIGNED, sealed and delivered in the presence of:

M & S BUILDERS, INC. (SEAL)

A Corporation

By:

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 Corporation, 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 5th day of April 19 73

Notary Public for South Carolina
My commission expires 9-15-79

RECORDED this 6th day of April 19 73, at 11:23 A. M., No. 28391