

TITLE TO REAL ESTATE BY A CORPORATION
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.
NOV 24 19 73
DONNIE S. TANKERSLEY
R.M.C.

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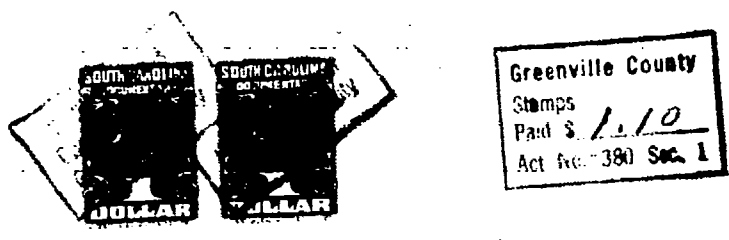
KNOW ALL MEN BY THESE PRESENTS, that M & S Builders, Inc. A Corporation chartered under the laws of the State of South Carolina and having a principal place of business at Greenville, State of South Carolina, in consideration of One Thousand (\$1,000.00) Dollars and assumption of Mortgage indebtednesses as set out herein below 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 J. Kemp and Kerry S. Kemp, their heirs and assigns forever,

ALL that certain piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, being known and designated as Lot 31, as shown on a plat entitled "Section II Chick Springs, Taylors, South Carolina" made by Piedmont Engineers & Architects, Greenville, South Carolina, July 18, 1966, and recorded in the R.M.C. Office for Greenville County in Plat Book 000 at page 51 and, according to said plat, having such metes and bounds as shown thereon. Plat of the above-mentioned property is also recorded in Plat Book PPP at Page 75.

As a further part of the consideration of this conveyance, the Grantees assume and agree to pay according to the terms thereof, that certain Mortgage in favor of Fidelity Federal Savings and Loan Association, recorded in the R.M.C. Office for Greenville County, S. C., in Mortgages Book 1238 at Page 345 and on which there is a present outstanding balance due of Twelve Thousand Six Hundred (\$12,600.00) Dollars.

Also, Grantees assume and agree to pay that certain Mortgage in favor of H. Samuel Stilwell recorded in the R.M.C. Office for Greenville County, S. C., in Mortgages Book 1241 at Page 621 on which there is a balance due of Two Thousand Two Hundred Sixty-Five and 11/100 (\$2,265.11) Dollars.

This conveyance is subject to any and all rights of way, zoning ordinances and restrictions or protective covenants that may appear of record, on the recorded plat(s) or on the premises.



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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 18th day of October, 19 73.

SIGNED, sealed and delivered in the presence of:

H. Samuel Stilwell
Oliver B. Harris

M & S BUILDERS, INC. (SEAL)
A Corporation
By: *[Signature]*
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 18th day of October, 19 73.

H. Samuel Stilwell (SEAL)
Notary Public for South Carolina.

My commission expires: 11/8/82

RECORDED this _____ day of _____ 19 _____ at NOV 2 1973 M., No. 12224

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