

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

GREENVILLE CO. S. C.

Nov 21 2 37 PM '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 the assumption of mortgage indebtedness 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 Frank Ulmer Lumber Company, Inc.

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, being known and designated as Lot No. 30 as shown on a plat entitled SECTION II, CHICK SPRINGS, TAYLORS, S. C., made by Piedmont Engineers & Architects, Greenville, S. C., July 18, 1966 and recorded in the R.M.C. Office for Greenville County in Plat Book 000 at Page 51, and also, according to a plat recorded in Plat Book PPP at Page 75, and having such metes and bounds as shown thereon.

The consideration for this conveyance is the Grantee's assumption of and agreement to pay according to the terms thereof that certain mortgage in favor of First Federal Savings & Loan Association which mortgage is recorded in the R.M.C. Office for Greenville County, S. C., in Mortgages Book 1241, at Page 637, in the original face amount of Thirteen Thousand and 00/100 (\$13,000.00) Dollars, and having a present outstanding balance due of 12,933.42.

This conveyance is 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 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)' 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)' 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 6th day of November, 1973.

SIGNED, sealed and delivered in the presence of:

*Sherry Phillips*  
Sherry Phillips

M & S Builders, Inc. (SEAL)  
A Corporation  
By: *Keith R. Smith*  
President Keith R. Smith  
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 6th day of November, 1973.

*Sherry Phillips* (SEAL)  
Notary Public for South Carolina.

My commission expires: 3/19/79

RECORDED this \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_ at NOV 21 1973 M., No. 13075

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