

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. 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 Twelve Thousand Thirty-four and 42/100 (\$12,034.42) Dollars, and assumption of mortgage indebtedness set out hereinafter, the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto

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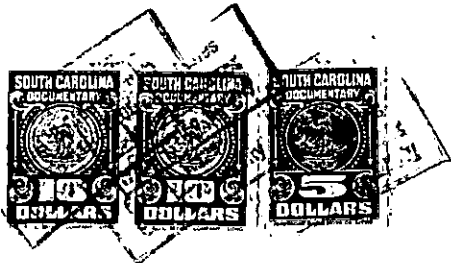
JOSEPH LANZAFAME and MARYELLEN LANZAFAME, their heirs and assigns forever:

ALL that certain piece, parcel or lot of land, situate, lying and being in Paris Mountain Township, County of Greenville, State of South Carolina, being shown and designated as Lot No. 36 of a subdivision known as BUXTON, according to plat thereof prepared by Piedmont Engineers and Architects, which is recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book 4N, at Page 2.

This conveyance is made 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(s) or on the premises.

As a further part of the consideration for 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 in the original amount of \$35,000.00, recorded in the R.M.C. Office for Greenville County, South Carolina, in Mortgages Book 1210, at Page 165, on which there is a present outstanding balance due of \$34,965.58.

-296-445.1-1-75



Greenville County
Stamps
Paid \$ 13.75
Act No. 380 Sec. 1

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 12th day of January, 1973.

SIGNED, sealed and delivered in the presence of:

M & S BUILDERS, INC. (SEAL)

A Corporation

By:

President

Secretary

Elizabeth B. Wood
[Signature]

[Signature]
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 12th day of January 1973

[Signature] (SEAL)
Notary Public for South Carolina.
My Commission Expires: 11/4/80

Elizabeth B. Wood

RECORDED this 15th day of January 1973 at 12:12 P. M., No. 19828

445.1