

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

FILED  
GREENVILLE, CO. S. C.  
Nov 21 3 09 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., its successors and assigns forever:

All that certain piece, parcel or lot of land with the buildings and improve-  
ments thereon, lying and being on the northeasterly side of Edwards Mill  
Road, near the City of Greenville, S. C., being known and designated as  
Lot No. 52 on plat entitled SEVEN OAKS as recorded in the R.M.C. Office  
for Greenville County, S. C., in Plat Book 4R, at Page 6, and having according  
to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeasterly side of Edwards Mill Road,  
said pin being the joint front corner of Lots 52 and 53 and running thence  
with the common line of said Lots N. 66-40 E. 186.7 feet to an iron pin,  
the joint rear corner of Lots 52 and 53; thence N. 22-30 W. 100 feet to  
an iron pin, the joint rear corner of Lots 51 and 52; thence with the common  
line of said Lots S. 74-30 W. 175 feet to an iron pin on the northeasterly  
side of Edwards Mill Road; thence with the northeasterly side of Edwards  
Mill Road S. 12-27 E. 62 feet to an iron pin; thence continuing with said  
Road S. 20-30 E. 63 feet to an iron pin, the point of beginning.

-276-72.1-1-52

As the consideration for this conveyance, the Grantee assumes and agrees to  
pay according to the terms thereof that certain mortgage in favor of First  
Federal Savings & Loan Association in the original amount of Thirty-One  
Thousand Eight Hundred and 00/100 (\$31,800.00) Dollars, which mortgage is  
recorded in the R.M.C. Office for Greenville County, S. C., in Mortgages  
Book 1256 at Page 630, and on which there is a present outstanding balance  
due of 31,996.29.

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(s) or on the premises.

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 21<sup>st</sup> day of November, 1973..

SIGNED, sealed and delivered in the presence of:  
Oliver B. Davis

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 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 21<sup>st</sup> day of November, 1973.  
Donnie S. Tankersley (SEAL)  
Notary Public for South Carolina.  
My commission expires: 3/19/79

Oliver B. Davis

RECORDED this \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_, at NOV 21 1973 M., No. 13654

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