

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 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 Co.,/its successors and assigns forever:

Inc.

ALL that certain piece, parcel or lot of land with the buildings and improve-
ments thereon, lying and being on the southeasterly intersection of Edwards
Mill Road and E. Indian Trail, near the City of Greenville, S. C., being
known and designated as Lot #2 on plat of Seven Oaks, as recorded in the
R.M.C. Office for Greenville County, S. C., in Plat Book 4R, page 6; and
having, according to said p.at, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeasterly side of Edwards Mill Road,
said pin being the joint front corner of Lots Nos. 1 and 2; and running
thence with the easterly side of said road N. 9-58 W. 112.2 feet to an
iron pin; thence N. 32-45 E. 36.7 feet to an iron pin on the southerly side
of E. Indian Trail; thence with the southerly side of E. Indian Trail N.
75-29 E. 57.3 feet to an iron pin; thence continuing with said E. Indian
Trail N. 67-22 E. 100 feet to an iron pin, the joint front corners of
Lots Nos. 2 and 3; thence with the common lines of said lots S. 8-23 E.
165.3 feet to an iron pin, the joint rear corner of Lots Nos. 1 and 2;
thence with the common line S. 80-02 W. 175 feet to an iron pin, the point
of beginning.

-276-72.1-1-2

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 and Loan Association in the principal amount of
Twenty-Eight Thousand and Eight Hundred and No/100 (\$28,800.00) Dollars,
which Mortgage is recorded in the R.M.C. Office for Greenville County,
South Carolina, in Mortgage Book 1248 at page 435, and on which there is
an outstanding balance due of \$28,623.88.

This conveyance is subject to all restrictions, setback lines, roadways,
easements, and rights-of-way, if any, affecting the above described property.

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 21st day of November 1973.

SIGNED, sealed and delivered in the presence of:

[Signature]
[Signature]

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 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 21st day of November 19 73.
[Signature] (SEAL)
Notary Public for South Carolina.

[Signature]

My Commission Expires: 3/19/79

RECORDED this _____ day of _____ 19 _____ at NOV 21 1973 M. No. 13675

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