

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

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KNOW ALL MEN BY THESE PRESENTS, that Joint Ventures, 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 Thirty-Three Thousand Two Hundred Fifty and No/100-----(\$33,250.00)-----Dollars,

the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto Hartwell M. Smith, Sr. and Jane M. Smith, their heirs and assigns forever;

All that certain piece, parcel or lot of land in the County of Greenville, State of South Carolina, situate, lying and being on the eastern side of Kimbrell Road and being known and designated as Lot No. 4 on a plat entitled "CUNNINGHAM ACRES, Section Five", prepared by W. R. Williams, Jr., dated March 21, 1975, and recorded in the RMC Office for Greenville County in Plat Book 5-D at Page 78 and having such metes and bounds as shown thereon, reference to said plat being made for a more complete description.

This conveyance is subject to all restrictions, setback lines, roadways, zoning ordinances, easements and rights-of-way appearing on the property and/or of record.

This is the same property as that conveyed to the Grantor herein by deed from Jeff Bramlett, Jr. recorded in the RMC Office for Greenville County in Deed Book 1025 at Page 288 on October 3, 1975.

The mailing address of the Grantees herein is Route 4, Kimbrell Road, Taylors, S. C. 29687.

GREENVILLE COUNTY DOCUMENTARY TAX
36.30
SOUTH CAROLINA COUNTY DOCUMENTARY TAX
00.55

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 9th day of December 1977.

SIGNED, sealed and delivered in the presence of:
JOINT VENTURES, INC. (SEAL)
A Corporation
By: [Signature] President
[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 9th day of December 1977.
[Signature] (SEAL)
Notary Public for South Carolina.
My Commission expires 1/15/85.

RECORDED this _____ day of DEC 12 1977 19, at 1:28 P. M., No. 17810

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