

Shelley Lane, Taylors, S. C. 29687

TITLE TO REAL ESTATE BY A CORPORATION - Cheros and Patterson, Attorneys at Law, Greenville S. C.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

RECORDED  
11 11 1978

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KNOW ALL MEN BY THESE PRESENTS, that Premier Investment Co., Inc. and Joint Ventures, Inc. A Corporations chartered under the laws of the State of South Carolina and having a principal place of business at Taylors, State of South Carolina, in consideration of Twelve Thousand Fifty and no/100----- Dollars, and assumption of mortgage set out 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 John E. Cheek, Jr. and Susan B. Cheek, their heirs and assigns, forever:

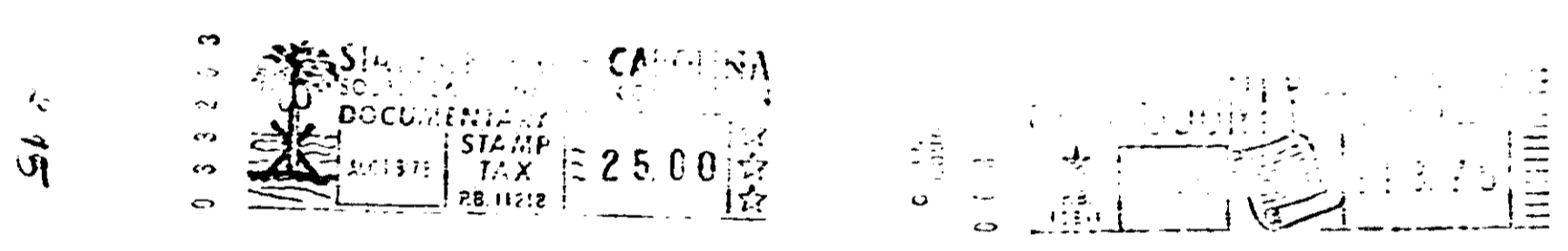
All that piece, parcel or lot of land lying in the State of South Carolina, County of Greenville, shown as Lot 44 on plat of Edwards Forest, Section 5, recorded in Plat Book 5 P at page 6 and having such courses and distances as will appear by reference to said plat.

Being the same property conveyed by Joint Ventures, Inc. by deed recorded May 24, 1978 in Deed Book 1079 at page 784 and a portion conveyed by Daniel L. Cunningham by deed recorded in Deed Book 979 at page 562 on July 23, 1973.

The above conveyance is subject to all rights of way, easements and protective covenants affecting same appearing upon the public records of Greenville County, including, but not limited to a 25 ft. sewer right of way along rear property line.

As part of the consideration for the foregoing conveyance the grantees assume and agree to pay the outstanding balance due on a note and mortgage to Greer Federal Savings & Loan Association, recorded in Mortgage Book 1433 at page 88 having a present balance due of \$47,900.00.

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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(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 17th day of August 1978.

SIGNED, sealed and delivered in the presence of:

*John G. Cheros*  
*Maue K. Soerma*

JOINT VENTURES, INC. (SEAL)  
A Corporation  
By: *J. Keith Cunningham*  
President  
PREMIER INVESTMENT CO., INC. (SEAL)  
BY: *Thomas W. DeBenedictis*  
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 17th day of August 1978.

*Maue K. Soerma* (SEAL)  
Notary Public for South Carolina.  
My commission expires: 4/7/79

*John G. Cheros*

RECORDED this day of AUG 18 1978 at 11:11 A. M., No. 5846

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