

#1 Shelly 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 }

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KNOW ALL MEN BY THESE PRESENTS, that Joint Ventures, Inc. and Premier Investment Co., Inc. A Corporation 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 Fourteen Thousand Five Hundred 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 James A. Gordon, Jr. and Mary Jane Gordon, 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 37 on plat of Edwards Forest, recorded in Plat Book 5P 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. to Premier Investment Co., Inc. (one-half interest) by deed recorded August 18, 1978 in Deed Book 1085 at page 605 and a portion of the property conveyed to Joint Ventures by Daniel L. Cunningham on July 23, 1973 in Deed Book 979 at page 562.

-276-525.5-1-10

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 portion of 25 ft sewer easement crossing northeastern portion of lot.

As part of the consideration for the foregoing conveyance, the grantee assumes and agrees to pay the outstanding balance on a note and mortgage to Carolina Federal Savings and Loan Association, recorded in Mortgage Book 1441 at page 673 on August 18, 1978, in the original amount of \$42,000, having a current balance of \$42,000.00

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
MENTAL STAMP TAX
29.

GREENVILLE COUNTY DOCUMENTARY TAX
07100
SOUTH CAROLINA COUNTY DOCUMENTARY TAX
00.20
GREENVILLE COUNTY DOCUMENTARY TAX
07100
SOUTH CAROLINA COUNTY DOCUMENTARY TAX
15.75

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 30th day of November 1978.

SIGNED, sealed and delivered in the presence of:
JOINT VENTURES, INC. (SEAL)
A Corporation
By: *[Signature]*
President
PREMIER INVESTMENT CO., INC.
Secretary
BY: *[Signature]* President

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 30TH day of November 1978.
[Signature] (SEAL)
Notary Public for South Carolina.

My commission expires: 4/7/79
RECORDED this day of DEC 1 1978 at 11:01 A. M. No. 16754

5000

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