

P.O. Box 969, Taylor Road, Taylors, S. C. 29687

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

VOL 1098 PAGE 577

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

GREENVILLE CO. S. C.

MAR 16 10 34 AM '79

DONNIE S. TANKERSLEY
R.H.C.

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

Ten Thousand Three Hundred Eighty five and 95/100 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 Larry Wayne Sanders and Cheryl N Sanders, 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 57 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.

276-525.5-1-30

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 an 8 ft. bicycle easement along the rear lot line, and a portion of a 25 ft sewer easement crossing the rear portion of said lot.

Being the same property conveyed by Joint Ventures, Inc. (a one-half interest) to Premier Investment by deed dated August 16, 1977, recorded August 17, 1977 in Deed Book 1062 at page 747 and a portion of the property conveyed by Daniel L. Cunningham by deed recorded July 23, 1973 in Deed Book 979 at page 562.

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 and Loan Association, recorded in Mortgage Book 1407 at page 326 having a present balance due of \$44,564.05.



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 15th day of March 1979.

SIGNED, sealed and delivered in the presence of:

John G. Cheser
Lawrence Boerna

JOINT VENTURES, INC. (SEAL)
A Corporation
By: *J. Keith Cunningham*
President
PREMIER INVESTMENT CO., INC.
BY: *Alton M. D. Bull*
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 15th day of March 1979.

Lawrence Boerna (SEAL)
Notary Public for South Carolina.

My commission expires: 4/7/79

John G. Cheser

RECORDED this day of MAR 16 1979 at 10:34 A. M. No. 26171

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