

Shelley Lane, Taylors, S.C. 29687
TITLE TO REAL ESTATE BY A CORPORATION - ~~CHAS. F. FOX & COMPANY~~, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville }

CO. S. C.
JUL 27 11 55 AM '79
DONN B. BARKERSLEY
R.M.C.

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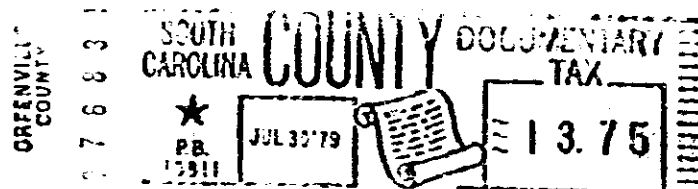
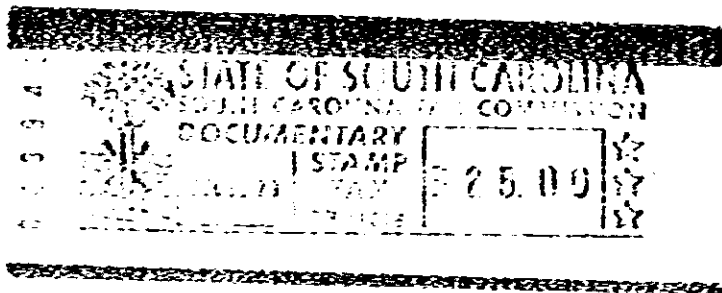
KNOW ALL MEN BY THESE PRESENTS, that Joint Ventures, Inc. and Premier Investment Co., Inc. A Corporation chartered under the laws of the State of South Carolina and having a principal place of business at Greenville, State of South Carolina, in consideration of Twelve Thousand One Hundred Six and 04/100 (\$12,106 04) and assumption of mortgage as 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 John J. Croft, III and Mary B. Croft, their heirs and assigns forever:

All that certain piece, parcel or lot of land situate, lying and being in Greenville County, State of South Carolina, being shown as Lot 45, on plat of Edwards Forest, Section 5, recorded in Plat Book 5P, at page 6, in the RMC Office for Greenville County, and having such courses and distances as will appear by reference to said plat.

Being the same property conveyed to Premier Investment Co., Inc. (1/2 interest) by deed of Joint Ventures, Inc., recorded in Deed Book 1076, at page 575, on April 5, 1978, and being a portion of the property conveyed to Joint Ventures, Inc. by deed of Daniel L. Cunningham recorded in Deed Book 979, at page 562, on July 23, 1973.

This conveyance is subject to existing rights of way, easements and protective covenants affecting same of record in the public offices of Greenville County, S. C.

As a part of the consideration for this conveyance, the grantees herein assume and agree to pay that certain mortgage executed by the grantors herein to First Federal Savings and Loan Association, recorded in Mortgage Book 1428, at page 72, and having a current balance of \$47,843.96.



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 27th day of July 1979.

SIGNED, sealed and delivered in the presence of:

John G. Cheron
Ralph ...

JOINT VENTURES, INC. (SEAL)
A Corporation
By: *J. Paul Cunningham*
President
PREMIER INVESTMENT CO., INC.
By: *Alfred M. DeBord*
President

STATE OF SOUTH CAROLINA }
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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 27th day of July 1979.

John G. Cheron (SEAL)
Notary Public for South Carolina.

My commission expires: 3/26/89

RECORDED this 30th day of July 1979, at M., No. 3312
at 11:55 A/M

0.100

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