

FILED  
 GREENVILLE COUNTY S.C.  
 11 46 AM '80

TITLE TO REAL ESTATE BY A CORPORATION  
 Attorneys at Law, Greenville, S. C. 1135-998  
 Grantees' Address:  
 5 Shelly Lane  
 Taylors SC 29687

STATE OF SOUTH CAROLINA }  
 COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that Premier Investment Co., Inc. & Joint Ventures, 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 Twenty Three Thousand Four Hundred 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 James H. McClatchy and Peggy J. McClatchy, 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 Part of Lot 39 on plat of Edwards Forest, Section 5, recorded in Plat Book 4 X at page 50 and on plat of Property of Premier Investment Co., Inc., and Joint Ventures, Inc., recorded in Plat Book 8 D at page 42 and having such courses and distances as will appear by reference to said plat.

Being the same propety conveyed by Joint Ventures, Inc. by deed recorded December 15, 1978 (a portion thereof) in Deed Book 1093 at page 787.

The above conveyance is subject to all rights of way, easements and protective covenants affecting same appearing upon the public records of Greenville County.

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 Fidelity Federal Savings and Loan Association, recorded in Mortgage Book 1511 at page 678 having a balance due of \$52,500.00.

STATE OF SOUTH CAROLINA  
 DOCUMENTARY TAX COMMISSION  
 DOCUMENTARY TAX STAMP  
 OCT 23 1980  
 \$ 47.00

GREENVILLE COUNTY  
 SOUTH CAROLINA COUNTY DOCUMENTARY TAX  
 OCT 23 '80  
 \$ 25.85

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 22nd day of October 1980.

SIGNED, sealed and delivered in the presence of:

Margaret M. Avery  
 Hank Boema

PREMIER INVESTMENT CO., INC. (SEAL)  
 A Corporation  
 By: Alonso M. DeBunk  
 President JOINT VENTURES, INC.  
 BY: J. Keith Cummy  
 Secretary Pres.

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 22nd day of October 1980.  
Hank Boema (SEAL)  
 Notary Public for South Carolina.  
 My commission expires: 3/26/89  
Margaret M. Avery

RECORDED this 23 day of OCT 23 1980, at 11:46 A. M., No. 12713

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