

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

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KNOW ALL MEN BY THESE PRESENTS, that **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 **Forty-four Thousand and No/100**
(\$44,000.00) 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

BRUCE W. PORTUS AND REBECCA D. PORTUS, THEIR HEIRS AND ASSIGNS:

All that certain piece, parcel, or lot of land, with all improvements thereon, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the southeastern side of Elmwood Drive, being shown and designated as Lot No. 56 on plat of Edwards Forest Subdivision, Section IV, as shown on plat entitled "Property of Dorothy Edwards Cunningham", dated December, 1965 and recorded in the R.M.C. Office for Greenville County, S. C. in Plat Book JJJ, at Page 82, and having according to said plat the following metes and bounds, to-wit:

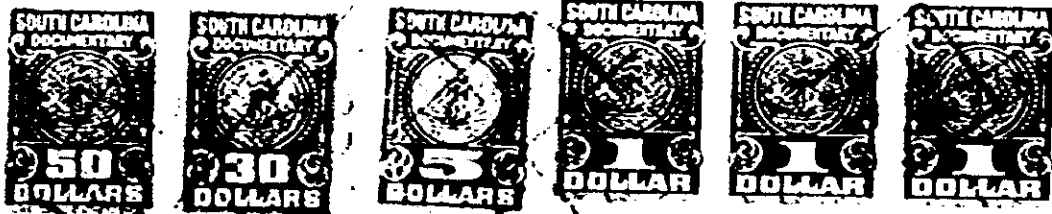
Beginning at an iron pin on the southeastern side of Elmwood Drive, at the joint front corner of Lots 56 and 57, and running thence along the joint line of said Lots 56 and 57, S. 40-03 E. 180.5 feet to an iron pin; running thence S. 49-57 W. 100.4 feet to an iron pin at the joint rear corner of Lots 55 and 56; running thence along the joint line of said Lots 55 and 56, N. 40-03 W. 183.2 feet to an iron pin on the southeastern side of Elmwood Drive; running thence along the southeastern side of Elmwood Drive, N. 49-57 E. 100 feet to the beginning corner.

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This conveyance is subject to all easements, rights of way and setback lines as shown on the recorded plat, and to restrictive covenants recorded in the R.M.C. Office for Greenville County, S. C. in Deed Book 791, at Page 609.

Grantee is to pay 1974 property taxes.

This is the same property conveyed to Grantor herein by deed of Dorothy Edwards Cunningham, dated November 1, 1973 and recorded in the R.M.C. Office for Greenville County, S. C. in Deed Book 987, at Page 639.



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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 grantees, and the grantees'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 grantees and the grantees'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 **18th** day of **April** 19 **74**.

SIGNED, sealed and delivered in the presence of

JOINT VENTURES, INC.

(SEAL)

A Corporation
By:

Haynes D. Sanders, Jr.
Virginia J. Nalley

J. Keith Cunningham
President
Secretary

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

PROBATE

Personally appeared the undersigned witness and made oath that (she saw the within named Corporation, by its duly authorized officers, sign, seal and as its act and deed, deliver the within written Deed, and that (she, with the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this **18th** day of **April** 19 **74**

Haynes D. Sanders, Jr. (SEAL)

Virginia J. Nalley

Notary Public for South Carolina.
My commission expires: **5-13-80**

RECORDED this _____ day of **APR 18 1974** at _____ M., No. **26176**

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