

TITLE TO REAL ESTATE BY A CORPORATION

STATE OF SOUTH CAROLINA)
 COUNTY OF GREENVILLE)

222 Overcreek Road
 Rt. 10
 Greenville, S. C. 29607

RECORDED
 JUL 18 4 52 PM '79
 GREENVILLE S.C.

KNOW ALL MEN BY THESE PRESENTS, that COMFORTABLE MORTGAGES, 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 FIFTEEN THOUSAND AND NO/100 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 Venture Builders, a general partnership, its successors and assigns, at 222 Overcreek Road--Route 10, in the City of Greenville, of the County of Greenville, State of South Carolina, those certain lots being located in the County of Greenville, State of South Carolina, described below:

All those certain pieces, parcels or lots of land located in the County of Greenville, State of South Carolina, and being known and designated as Lots 65 and 132, according to a plat entitled "Heritage Lakes Subdivision" by Heaner Engineering Co., Inc., as revised October 26, 1977, and recorded in the R.M.C. Office for Greenville County in Plat Book 6H, Page 16 and 19 respectively. Reference is hereby made to said plat for a metes and bounds description.

Being a portion of the same property conveyed to the Grantor herein by deed of MAR, Inc., said deed being dated June 27, 1977, and recorded in the R.M.C. Office for Greenville County in Deed Book 1059 at Page 502.

Title to the property hereinabove described is subject to the following exceptions:

1. Easements of record. (16) 206- 539.4-1-65
 Also 539.5-1-32
2. Conditions, covenants and restrictions of record.
3. Lien of ad valorem taxes for the current year.

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 18th day of July, 1979.

SIGNED, sealed and delivered in the presence of:

COMFORTABLE MORTGAGES, Inc.
 a South Carolina corporation

[Signature]

[Signature]

By: _____ (SEAL)
[Signature]
 _____ VICE President
[Signature]
 _____ Asst. Secretary

STATE OF NORTH CAROLINA
 COUNTY OF MECKLENBURG

Personally appeared the undersigned witness and made oath that (s)he saw the within named COMFORTABLE MORTGAGES, by its duly authorized officers, sign, seal and as its 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 17th day of July, 1979.

[Signature] (SEAL)
 Notary Public for North Carolina
 My Commission Expires: 3/2/83

GREENVILLE COUNTY DOCUMENTS TAX
 16.50
 JUL 18 1979

RECORDED this 18 day of July, 1979, at 4:52 P.M.
 at 4:52 P.M.

STATE OF SOUTH CAROLINA
 COUNTY OF GREENVILLE
 DEED BOOK 1059 PAGE 502
 JUL 18 1979

4328 RV-2