

STATE OF SOUTH CAROLINA)
 COUNTY OF GREENVILLE)
 JOINT PARTNERSHIP VENTURE AGREEMENT
 EXHIBIT "A"

THIS AGREEMENT, made and executed this 20th day of July,
 19 82, by and between the list of partners attached

_____ (hereinafter collectively
 referred to as "Partners" who desire to form a Joint Partnership Venture for
 the purposes hereinafter stated:

W I T N E S S E T H :

FOR AND IN CONSIDERATION of the mutual covenants, conditions and
 agreements herein contained, the receipt and sufficiency of which are
 hereby fully acknowledged, the Partners do hereby form and enter into this
 Joint Partnership Venture Agreement for the acquisition, ownership,
 maintenance, use and enjoyment of a condominium unit located at Inlet
Point, Litchfield Beach in Georgetown County, S. C.
 designated as Unit 11-B, Inlet Point Horizontal Property Regime
 and in the common elements incidental to that ownership, and each hereby
 agrees as follows:

(1) Name. The name and style of the Joint Partnership Venture and
 through which it shall hold legal title to the described condominium unit
 shall be Inlet Point Associates, a Partnership (hereinafter referred
 to as the "Venture").

(2) Term. The Venture shall commence July 30, 1982 and shall
 continue for so long as the condominium shall be owned by the Venture or
 until the Venture is terminated by the mutual consent of the parties, or
 otherwise terminated pursuant to the provisions of this Agreement. In
 any event, the Venture shall terminate on July 30, 1998 but may
 be continued by the parties from year to year thereafter.

(3) Principal Address. The principal address of the Partnership shall
 be P. O. Box 4555, Greenville, S. C. 29608
 but the address may be such other place as the Partners from time to time
 designate in writing.

(CONTINUED ON NEXT PAGE)