

GRANTEE: 30B Sugar Creek Villas, Greer, S.C. 29651
TITLE TO REAL ESTATE BY A CORPORATION

GREENVILLE S.C.

STATE OF SOUTH CAROLINA AUG 10 9 50 AM '83

COUNTY OF GREENVILLE
DONNA S. WATKINS
R.M.C.

1191-218

KNOW ALL MEN BY THESE PRESENTS, that COTHRAN & DARBY BUILDERS, 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 Seventy Two Thousand Nine Hundred Fifty and No/100 (\$72,950.00) 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 FRANCIS J. HAGYE AND MELISSA M. HAGYE, their heirs and assigns, forever:

All that certain piece, parcel or unit situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Unit No. 30-B, of Sugar Creek Villas Horizontal Property Regime as is more fully described in Declaration (Master Deed) dated September 15, 1980, and recorded in the R.M.C. Office for Greenville County, South Carolina, on September 15, 1980, in Deed Book 1133, Pages 365 through 436, inclusive, and survey and plat plan recorded in the R.M.C. Office for Greenville County in Plat Book 7-X, Page 40 as amended by First Amendment to Declaration (Master Deed) of Sugar Creek Villas Horizontal Property Regime dated February 25, 1981, and recorded in the R.M.C. Office for Greenville County on February 26, 1981, in Deed Book 1143, Pages 305 through 319, inclusive.

This is a portion of the property conveyed to the grantor by deed of Trendsetter Development Company, Inc. dated February 26, 1981, and recorded in the R.M.C. Office for Greenville County in Deed Book 1143, Page 305.

This conveyance is made subject to all restrictions and easements as set out in the Master Deed and Amendments, and also recorded plat as may appear on the premises.

11(195) 534.7-1-141

RECORDED IN DEED BOOK 1143 PAGE 305
GREENVILLE COUNTY S.C.
AUG 10 1983

GREENVILLE COUNTY 105504
SOUTH CAROLINA COUNTY DOCUMENTARY TAX
★ P.B. 12811 AUG 11 '83 80.30

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 10th day of August 1983.

SIGNED, sealed and delivered in the presence of:

Dandra M. Bedwell
Anna W. [unclear]

COTHRAN & DARBY BUILDERS, INC. (SEAL)
A Corporation
By: *Ellis Darby Jr.*
President
Secretary

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 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 10th day of August 1983
Anna W. [unclear] (SEAL) *Dandra M. Bedwell*

Notary Public for South Carolina.
My commission expires: 3/24/87

RECORDED this 11th day of Aug. 1983 at 9:50 A.M., No. 1961

1191-218

1191-218