

OFFICES OF HILL, WYATT & BANNISTER
Attorneys at Law, 100 Williams St., Greenville, S.C.

VOL 1197 PAGE 237

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

For True Consideration See Affidavit
Book 41 Page 1255

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
Five and No/100 (\$5.00) Dollars and other valuable considerations
the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant,
bargain, sell and release unto JOHN C. COTHRAN, his 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 C, Building Twenty (20), of Sugar Creek Villas Horizontal Property Regime as is more fully described in Declaration (Master Deed) dated September 15, 1980, and recorded in the RMC Office for Greenville County, South Carolina on September 15, 1980, in Deed Book 1133, at Pages 365 through 436, inclusive, and survey and plot plan recorded in the RMC Office for Greenville County in Plat Book 7-X, at Page 40, said plat amended in Plat Book 7-X, at Page 79, as amended by First Amendment to Declaration (Master Deed) of Sugar Creek Villas Horizontal Property Regime dated February 25, 1981, and recorded in the RMC Office for Greenville County on February 26, 1981, in Deed Book 1143, at Pages 305 through 319, inclusive, as amended by Second Amendment to Declaration (Master Deed) of Sugar Creek Villas Horizontal Property Regime dated August 27, 1981 and recorded in the RMC Office for Greenville County on August 28, 1981, in Deed Book 1154, at Pages 210 through 219, inclusive, this being a portion of the property conveyed to the Grantor herein by deed of Trendsetter Development Company, Inc. dated and recorded on August 28, 1981, in Deed Book 1154, at Page 220.

This conveyance is made subject to all restrictions and easements as set out in the Declaration (Master Deed), Exhibits and Appendicies attached thereto, recorded plats or as may appear on the premises.

11(195) 534.7-1-102
538.17-1-44

ALSO: ALL that certain piece, parcel or lot of land with the buildings and improvements thereon, lying and being on the southerly side of Cherrywood Trail, near the City of Greenville, S. C., being designated as Lot No. 552 on Map IV of Section 2, Sugar Creek, as recorded in the RMC Office for Greenville County, S. C. in Plat Book 8-P, at Page 62, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southerly side of Cherrywood Trail, joint front corner of Lots Nos. 551 and 552 and running thence along the common line of said lots S. 9-29-43 W. 268.66 feet to an iron pin; thence N. 57-44-47 E. 148.93 feet to an iron pin, joint rear corner of Lots No. 552 and 553; thence along the common line of said lots N. 4-24-02 W. 183 feet to an iron pin on the southerly side of Cherrywood Trail; thence along said Trail N. 87-27-09 W. 67.7 feet to an iron pin, the point of beginning.

DERIVATION: This is the same property conveyed to the Grantor herein by deed of John Cothran Company, Inc., M. Graham Proffitt, III and Ellis L. Darby, Jr. dated and recorded June 10, 1983 in Deed Book 1190, at Page 27.

(CONTINUED ON REVERSE)

together with all and singular the rights, numbers, 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 27th day of September 19 83

COTHRAN & DARBY BUILDERS, INC.

SIGNED, sealed and delivered in the presence of:

A Corporation
Its

(SEAL)

James C. Blakely, Jr.
Thomas L. P...
V. President
P.S. Clerk

XXXXX

STATE OF SOUTH CAROLINA

PROBATE

COUNTY OF GREENVILLE 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.

Subscribed to before me this 27th day of September 19 83

James C. Blakely, Jr. (SEAL)
My Commission Expires: 1/1/92

RECORDED this _____ day of _____ 19 _____

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1328-17-27