

Grantees' Address: Unit 19-C Sparrow Hawk Court,
Sugar Creek Villas, Greer, S.C. 29651

TITLE TO REAL ESTATE BY A CORPORATION

VEL 1169 PAGE 471

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

S.C.

JUN 30 1982

KEY

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 Eighty Thousand Four

Hundred and no/100 (\$80,400.00) 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 STANLEY TURITZ and BLANCHE TURITZ, 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. 19-C, Sugar Creek Villas Horizontal Property Regime, as is more fully described in Declaration of Sugar Creek Villas Horizontal Property Regime (Master Deed) dated September 15, 1980, recorded on September 15, 1980 in the R. M. C. Office for Greenville County, South Carolina, in Deeds Book 1133, Pages 365 through 436, inclusive, and survey and plot plan recorded in the R. M. C. Office for Greenville County, South Carolina, 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, recorded in the R. M. C. Office for Greenville County, South Carolina, on February 26, 1981 in Deeds Book 1143, Pages 305 through 319, inclusive, as amended by Second Amendment to Declaration (Master Deed) of Sugar Creek Villas Horizontal Property Regime, dated August 28, 1981 and recorded in the R. M. C. Office for Greenville County, South Carolina, on August 28, 1981 in Deeds Book 1154, Pages 210 through 219, inclusive, together with surveys and plot plan recorded in said R. M. C. Office in Plat Book 7-X, Page 79 and Plat Book 8P, Page 54.

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This conveyance is made subject to all restrictions and easements as set out in the Declaration of Sugar Creek Villas Horizontal Property Regime (Master Deed), Exhibits and Appendices attached thereto, recorded plats, or as may appear on the premises, including but not limited to Declaration of Covenants, Conditions, and Restrictions for Sugar Creek Villas Condominium and Patio Homes, recorded in said R. M. C. Office in Deed Book 1133, Page 356 through 361, inclusive, and any amendments thereto.

Being a portion of the property conveyed to the grantor by deed of Trendsetter Development Company, Inc., dated August 28, 1981, recorded in said R. M. C. Office on August 28, 1981 in Deeds Book 1154, Page 220.

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 30th day of June 19 82

SIGNED, sealed and delivered in the presence of:

COTHRAN & DARBY BUILDERS, INC. (SEAL)

A Corporation
By:

John C. Cothran, Vice 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 30th day of June 19 82

Frances Dawn Rimmens (SEAL)

Notary Public for South Carolina.

My commission expires:

MY COMMISSION EXPIRES 8-18-1991

RECORDED this JUN 30 1982 at 3:48 P. M., No. 20412

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