

Grantee's Address: 2950 ~~Freemont Way~~ ^{Fulleton City}

TITLE TO REAL ESTATE BY A CORPORATION—Offices of Haynsworth, Perry, Bryant, Marion & Johnstone, Attorneys at Law, Greenville, S. C.

1191-086

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

FILED
JUL 1 1983

KNOW ALL MEN BY THESE PRESENTS, that COTHRAN & DARBY BUILDERS, INC.

A Corporation chartered under the laws of the State of _____ and having a principal place of business at _____, State of _____, in consideration of Seventy-Four Thousand Five Hundred and no/100-----\$74,500.00----- 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 Edward T. Burns and Ellen L. Burns, 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 25-A 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, at Page 365 through 436, inclusive and survey and plot plan recorded in the R.M.C. Office for Greenville County in Plat Book 7X, at 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, 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 R.M.C Office for Greenville County on August 28, 1981, in Deed Book 1154 at Pages 210 through 219, inclusive, as amended by Third Amendment to Declaration (Master Deed) of Sugar Creek Villas Horizontal Property Regime recorded in the RMC Office for Greenville County on May 28, 1982, in Deed Book 1167, at Pages 654 through 660, inclusive, as amended by Fourth Amendment to Declaration (Master Deed) of Sugar Creek Villas Horizontal Property Regime recorded in the R.M.C Office for Greenville County on June 11, 1982, in Deed Book 1168, at Pages 451 and 452, and as amended by Fifth Amendment to Declaration (Master Deed) of Sugar Creek Villas Horizontal Property Regime recorded in the R.M.C Office for Greenville County on May 6, 1983, in Deed Book 1187, at pages 780 through 792, inclusive.

This conveyance is made subject to all restrictions and easements as set out in the Declaration (Master Deed), Exhibits and Appendices attached thereto, and recorded plat, or as may appear on the premises. (11)-195-534.7-1-120

This is a portion of the property conveyed to the Grantor herein by deed of Trendsetter Development Company, Inc., dated May 5, 1983, and recorded in said R.M.C Office in Deed Book 1187, at page 795, on May 6, 1983.

STATE OF SOUTH CAROLINA
DOCUMENTARY TAX STAMP
JUL 28 1983
149.00

GREENVILLE COUNTY
104787
SOUTH CAROLINA COUNTY DOCUMENTARY TAX
★ JUL-8'83
P.B. 13311
81.95

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 28th day of June 19 83.

SIGNED, sealed and delivered in the presence of:

COTHRAN & DARBY BUILDERS, INC.

SEAL

Connie Leaford
Leonard Leaford

A Corporation
By: Paul 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 28th day of June 19 83.

Leonard Leaford (SEAL)

Connie Leaford

Notary Public for South Carolina.
My commission expires: 2/23/86

RECORDED this 8th day of July 19 83 at _____ M., No. 535
at 1:58 P.M.

990

74328-RV-23