

40 Tanager Cr., Sugar Creek
Villas, Greenville, SC 29651

(#6431)
FILED BY HILL, DATT & BANNISTER
OFFICE OF REAL ESTATE - OFFICE OF RECORDS

Attorneys at Law, 100 Williams St., Greenville, S.C.

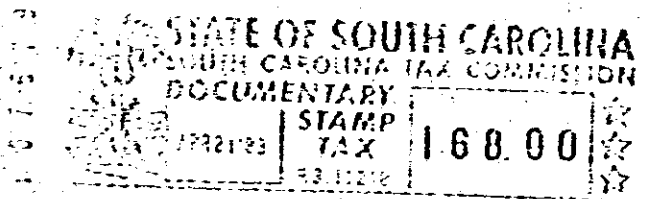
STATE OF SOUTH CAROLINA APR 21 3 06 PM '83
COUNTY OF GREENVILLE

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 Three Thousand Nine Hundred Fifty and No/100 (\$83,950.00) 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 JAMES W. HUTCHISON, his heirs and assigns, forever:

ALL that certain piece, parcel or lot of land with the buildings and improvements thereon,
lying and being on the easterly and southerly side of Tanager Circle, near the City of
Greenville, S. C., and being designated as Lot No. 40 on the plat of "Sugar Creek Villas"
as revised January 21, 1982 and recorded in Plat Book 8P, at page 54, and having,
according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the easterly side of Tanager Circle, joint front corner of
Lots No. 40 and 41 and running thence along the easterly side of said Circle N. 1-24 E.
52.86 feet to an iron pin; thence on a curve the chord of which is N. 46-24 E. 41.72 feet
to an iron pin; thence along the southerly side of Tanager Circle S. 88-36 E. 76.85 feet
to an iron pin, joint front corner of Lots No. 39 and 40; thence along the common line of
said lots S. 1-24 W. 82.36 feet to an iron pin, joint rear corner of Lots No. 40 and 41;
thence along the common line of said lots N. 88-36 W. 106.35 feet to an iron pin on the
easterly side of Tanager Circle, the point of beginning.

11(195) 534.7-1-74



DERIVATION: This is a portion of the property conveyed to the Grantor herein by
deed of Trendsetter Development Company, Inc. dated and recorded January 22, 1982,
in Deed Book 1161, at page 386.

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 gran-
tee'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 21st day of April 19 83

SIGNED, sealed and delivered in the presence of: COTHRAN & DARBY BUILDERS, INC. (SEAL)
A Corporation
Stephen B. Polub
Stephen M. Alawise V-President John C. Cothran

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.

SWORN to before me this 21st day of April 19 83
Stephen M. Alawise (SEAL) *Stephen B. Polub*
Notary Public for South Carolina
My Commission Expires July 16, 1985
RECORDED this APR 21 1983 at 3:06 P. M., No. 27480

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