

Mailing Address: D-20 Sugar Creek Villas
Sparrow Hawk Drive, Greer,
South Carolina 29651

(#6238)
TITLE TO REAL ESTATE OF STATE OF SOUTH CAROLINA
WYATT & BANNISTER
ATTORNEYS AT LAW, 100 WILLIAMS ST., GREENVILLE, S.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

BOOK 1156 PAGE 44

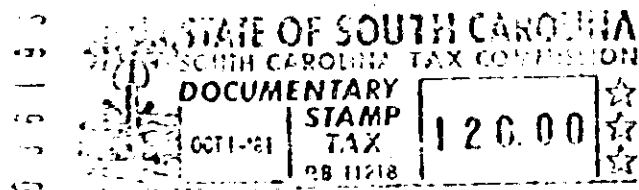
KNOW ALL MEN BY THESE PRESENTS, that **COTHRAN & DARBY BUILDERS, INC.**
A Corporation chartered under the laws of the State of South Carolina and having a principal place of business
at **Greenville**, State of South Carolina, in consideration of
Sixty Three Thousand and No/100 (\$63,000.00) Dollars,
the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant,
bargain, sell and release unto **JOSEPH A. ESPOSITO and ELIZABETH J. ESPOSITO, 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 #D, 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, South Carolina, in Plat Book 7-X, 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 RMC Office for Greenville County, South Carolina, on February 26, 1981, in Deed Book 1143, at pages 305 through 319, inclusive, (Amended plat is recorded in Plat Book 7-X, at page 79), and as amended by Second Amendment to Declaration (Master Deed) of Sugar Creek Villas Horizontal Property Regime dated August 28, 1981, and recorded in the RMC Office for Greenville County, South Carolina, on August 28, 1981, in Deed Book 1154, at pages 210 through 219, inclusive.

This is a portion of the property conveyed to the Grantor herein by deed of Trendsetter Development Company, Inc. dated and recorded August 28, 1981, in Deed Book 1154, at page 220.

11 (195) 534.7-1-103

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



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.

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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 1st day of October 19 81

COTHRAN & DARBY BUILDERS, INC.

SIGNED, sealed and delivered in the presence of: (SEAL)
By: John C. Cothran V. President
Schaf B. Kumb Secretary

NO 2 81

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 1st day of October 19 81
Schaf B. Kumb (SEAL) Elizabeth M. Alenice
Notary Public for South Carolina

My Commission Expires May 31, 1989
RECORDED OCT 1 1981 10:55 A. M. No. 8191

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