

TITLE TO REAL ESTATE BY A CORPORATION

S. C.

LONG, BLACK & GASTON

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

1982

WASLEY

VOL 1168-113

KNOW ALL MEN BY THESE PRESENTS, that COTHRAN AND 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 TWO THOUSAND FIVE HUNDRED DOLLARS AND NO/100-----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 E. HINKLE and LILLIAN HINKLE, their 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 side of Tanager Circle, near the City of Greenville, South Carolina, and being designated as Patio Home Lot No. 47, on plat of SUGAR CREEK VILLAS, Phase II, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 7X at Page 79, and having, according to a more recent survey prepared by Freeland and Associates, dated June 2, 1982, entitled "Property of, James E. Hinkle and Lillian D. Hinkle", the following metes and bounds, to-wit:

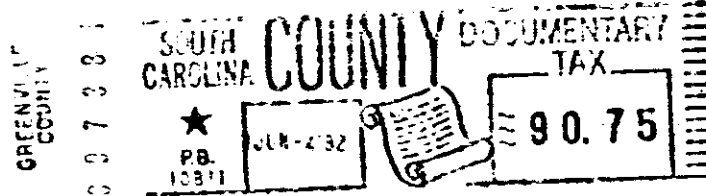
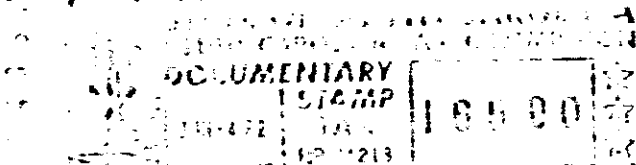
BEGINNING at an iron pin on the easterly side of Tanager Circle, joint front corner of Lots 47 and 48 and running thence along the easterly side of Tanager Circle N. 1-24 E. 50.0 feet to an iron pin; thence turning and running S. 88-36 E. 114.41 feet to an iron pin; thence along the rear of lot 47 S. 1-24 W. 50.0 feet to an iron pin; thence turning and running N. 88-36 W. 114.41 feet to an iron pin on the easterly side of Tanager Circle, the point and place of BEGINNING.

11 (195) 534-7-1-81

THIS is a portion of the property conveyed to the Grantor herein by deed of Trendsetter Development Company, Inc., dated June 4, 1982, and recorded simultaneously herewith.

THIS conveyance is subject to all restrictions, setback lines, zoning ordinances, easements and rights-of-way, if any, affecting the above described property.

Grantee's Address:
Unit 47, Sugar Creek Villas
Greer, S. C. 29651



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 4th day of June 19 82

SIGNED, sealed and delivered in the presence of:

COTHRAN AND DARBY BUILDERS, INC. (SEAL)

A Corporation
By:

W. Cant Smith
Julius A. Petrucci

John C. Cothran
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 4th day of June 19 82

W. Cant Smith (SEAL)

Julius A. Petrucci

Notary Public for South Carolina.
My commission expires: 10-02-91

RECORDED this JUN 4 1982 at 12:50 P. M., No. 22175

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