

Mailing Address: 41 Tanager Circle, Sugar Creek Villas, Greer, S. C. 29651

(#6416) OFFICES OF HILL, WYATT & BANNISTER
S. C. KAYSSOR

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

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

NOV 23 AM '82
SLEY

Vol 1177 Page 870

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 Seven Hundred Fifty and No/100 (\$83,750.00) 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 THOMAS R. EARNEST and DORIS S. EARNEST, 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. 41 on plat of "Sugar Creek Villas" as
revised January 21, 1982, recorded in the RMC Office for Greenville County, South Carolina,
in Plat Book 8-P, at page 54, and having, according to said plat, the following metes and
bounds, to-wit:

11 (195) 534-7-1-75

BEGINNING at an iron pin on the easterly side of Tanager Circle, joint front corner of Lots
No. 41 and 42 and running thence along the common line of said lots S. 88-36 E. 106.35 feet
to a post, joint rear corner of Lots No. 39 and 41; thence along the common line of said
lots N. 1-24 E. 55 feet to a post, 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; thence along the easterly side of Tanager Circle S. 1-24 W. 55 feet to an
iron pin, the point of beginning.

STATE OF SOUTH CAROLINA
DOCUMENTARY TAX COMMISSION
DOCUMENTARY STAMP
100.00

SOUTH CAROLINA COUNTY DOCUMENTARY TAX
92.40

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

This conveyance is made subject to all restrictions and easements as set out in the
Declaration of Covenants, Conditions and Restrictions recorded September 15, 1980, in
the RMC Office for Greenville County, S. C. in Deed Book 1133, at pages 356 through 362,
inclusive, and Declaration of Covenants, Conditions and Restrictions recorded August 28,
1981, in the RMC Office for Greenville County, S. C. in Deed Book 1154, at pages 297 through
303, inclusive, 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 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 24th day of November 19 82

SIGNED, sealed and delivered in the presence of:
COTHRAN & DARBY BUILDERS, INC. (SEAL)
A Corporation
By: [Signature]
V. President

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 24th day of November 19 82
[Signature] (SEAL) [Signature]
Notary Public for South Carolina
My Commission Expires July 16, 1985

RECORDED this 26th day of Nov 19 82 at 10:33 A/ M. No. 12753

2 N 0 2 6 3 2 1 5 1 9 4 0 0 C C I