

TITLE TO REAL ESTATE BY A CORPORATION

Vol 1181-732

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
CO. S. C.
FEB 1 2 57 PM '83

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-Nine Thousand Nine
Hundred Fifty and No/100-----(\$69,950.00)-----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 Vivian Poole Coleman, her 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 No. 21-B 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 438,
inclusive, and survey and plot plan recorded in the RMC Office for Greenville County 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 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 RMC Office for Greenville County on August 28, 1981 in Deed Book 1154 at Pages 210
through 219, inclusive.

11(195) 534.7-1-105

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

THIS is a portion of that same property conveyed to the Grantor herein by deed from
Trendsetter Development Company, Inc. recorded in the RMC Office for Greenville County
in Deed Book 1151 at Page 220 on August 28, 1981.

THE mailing address of the Grantee herein is: 21-B Sparrow Hawk Court
Sugar Creek Villas
Greer, South Carolina 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(r) 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(r) heirs or successors and against every person whatsoever 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 31st day of January 19 83.

SIGNED, sealed and delivered in the presence of:

COTHRAN & DARBY BUILDERS, INC. (SEAL)

A Corporation

By:

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 Cor-
poration, 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 31st day of January 19 83.

Notary Public for South Carolina.

Commission expires 10/19/86.

RECORDED this 1st day of February 1983, at _____ M. No. 15831
at 2:57 P.M.

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