

Grantee's Address 20-C Sugar Creek, Sparrow Hawk Crt., Greer, SC 29651

TITLE TO REAL ESTATE - Office of EDDIE R. HARBIN, Attorney at Law, Greenville, S. C.

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STATE OF SOUTH CAROLINA }
GREENVILLE }
COUNTY OF }

314

JOHN C. COTHRAN
KNOW ALL MEN BY THESE PRESENTS, that H.C.

Seventy-Seven Thousand Nine Hundred Fifty (\$77,950.00) Dollars.
in consideration of (11)-195-5347-1-102

to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s), the receipt of which is hereby acknowledged, have granted, bargained, sold and released, by these presents do grant, bargain, sell and release unto ROSEMARY G. RAMSEY, her heirs and assigns, forever:

ALL that certain piece, parcel, or unit, with all improvements thereon or hereafter to be constructed thereon, situate, lying and being in the County of Greenville, State of South Carolina, being known and designated as Unit C, 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 R.M.C. 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 R.M.C. Office for Greenville County in Plat Book 7-X, at Page 40, said plat amended in Plat Book 7-X, at Page 79, as amended by First Amendment to Declaration (Master Deed) of Sugar Creek Villas Horizontal Property Regime dated February 25, 1981, and recorded in the R.M.C. 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 R.M.C. Office for Greenville County on August 28, 1981, in Deed Book 1154, at Pages 210 through 219, inclusive.

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. DERIVATION: This being the first parcel conveyed to the Grantor herein as shown in that Deed of Cothran & Darby Builders, Inc., dated September 27, 1983 and recorded on September 28, 1983 in Deed Book 1197, at Page 237.

Seller to pay taxes for current Year 1984.

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(s) do(es) hereby bind the grantor(s) and the grantor(s)'s heirs or successors, executors and administrators 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.

WITNESS the grantor's(s) hand(s) and seal(s) this 7th day of Sept. 19 84

SIGNED, sealed and delivered in the presence of:
Shirley H. Bruce (SEAL)
Eddie R. Harbin (SEAL)
John C. Cothran (SEAL)

1 SE 97 84 1367

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named grantor(s) sign, seal and as the grantor(s)'s act and deed deliver the within deed and that (s)he, with the other witness subscribed above witnessed the execution thereof. 7th day of Sept. 19 84

SWORN to before me this 7th day of Sept. 19 84
Eddie R. Harbin (SEAL) Shirley H. Bruce

Notary Public for South Carolina 18/87
My commission expires

STATE OF SOUTH CAROLINA }
COUNTY OF }

NOT NECESSARY as of May 1984
RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named grantor(s) respectively, did this day appear before me, and each, upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomsoever, renounce, release and forever relinquish unto the grantee(s) and the grantee(s)'s heirs or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all singular the premises within mentioned and released.

GIVEN under my hand and seal this _____ day of _____ 19____

Notary Public for South Carolina.
My commission expires _____

RECORDED this _____ day of _____ 19____, at _____ M., No. _____

(CONTINUED ON NEXT PAGE)