

✓ 23 A Spruce - Hick Cl. Sugar Creek Villas S.C. 29651  
GREENVILLE S.C.

RICHARDSON AND JOHNSON, P.A. Attorneys At Law Greenville, S.C. 29602  
NOV 5 3 55 PM '82

VOL 1176 PAGE 715

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE } JAMES W. ERSLEY  
S.C. J.C.

KNOW ALL MEN BY THESE PRESENTS, that M. G. Proffitt, 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  
Fifty-Nine Thousand and No/100 (\$59,000.00) 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 Sharon R. Herndon, 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. 23-A  
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, S. C., 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 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, as Amended by Third  
Amendment to Declaration (Master Deed) of Sugar Creek Villas Horizontal Property  
Regime recorded in the RMC Office for Greenville County on May 28, 1982, in Deed  
Book 1167 at Pages 654 through 660, inclusive.

11(195) 534.7-1-112

This is a portion of the property conveyed to the Grantor herein by deed of  
Trendsetter Development Company, Inc. recorded June 3, 1982, in Deed Book 1167  
at Page 960, RMC Office for Greenville County.

This conveyance is 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.

STATE OF SOUTH CAROLINA  
DOCUMENTARY  
NOV 12 1982  
\$18.00

SOUTH CAROLINA COUNTY DOCUMENTARY TAX  
NOV 12 1982  
\$64.90

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 of 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 au-  
thorized officers, this 4th day of November 1982

SIGNED, sealed and delivered in the presence of:  
James B. Goff  
W. O. Richards

M. G. PROFFITT, INC. (SEAL)  
A Corporation  
By: James B. Goff  
President  
Secretary

STATE OF SOUTH CAROLINA PROBATE  
COUNTY OF GREENVILLE

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 4th day of November 1982  
W. O. Richards (SEAL)  
Notary Public for South Carolina.  
My commission expires 11/20/90.

James B. Goff

RECORDED this NOV 5 1982 day of at 3:35 P. M., No. 11122

07120

4328 RV-2