

105 Sugar Creek Road, Greer, S.C. 29651

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE FILED
MAY 6 10 47 AM '83
DOUGLAS

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KNOW ALL MEN BY THESE PRESENTS, that TRENDSETTER DEVELOPMENT COMPANY, 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 One Hundred Ninety-Five Thousand
and No/100 (\$195,000.00) 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 COTHRAN & DARBY BUILDERS, INC., its successors 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(s) No.
25-A, 25-B, 25-C, 25-D, 26-A, 26-B, 26-C, 26-D, 27-A, 27-B, 27-C, 27-D, ~~28-A, 28-B, 28-C, 28-D,~~
~~29-A, 29-B, 29-C, 29-D,~~ 29-A, 29-B, 29-C, 29-D, 30-A, 30-B, 30-C, and 30-D 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, 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, as amended by Third Amendment to Declaration (Master Deed) of
Sugar Creek Villas Horizontal Property Regime recorded in the R.M.C. Office for
Greenville County on May 28, 1982, in Deed Book 1167, at Pages 654 through 660,
inclusive, as amended by Fourth Amendment to Declaration (Master Deed) of Sugar
Creek Villas Horizontal Property Regime recorded in the R.M.C. Office for Green-
ville County on June 11, 1982, in Deed Book 1168, at Pages 451 and 452, and as
amended by Fifth Amendment to Declaration (Master Deed) of Sugar Creek Villas
Horizontal Property Regime recorded in the R.M.C. Office for Greenville County
on May 6, 1983, in Deed Book 1187, at Pages 780 through 792, 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.

This being a portion of the same property conveyed to the Grantor herein by deed
of John C. Cothran, recorded in the R.M.C. Office for Greenville County on
December 14, 1979, in Deed Book 1117, at Page 331.

11 (195) 534.7-1-120 THRU 131, 136 THRU 143

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 5th day of May 1983

SIGNED, sealed and delivered in the presence of:

Susan R. Huskey
Arthur H. Gray

TRENDSETTER DEVELOPMENT COMPANY, INC. (SEAL)

A Corporation
By: 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 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 5th day of May 1983

Arthur H. Gray (SEAL)
Notary Public for South Carolina. 12-15-89
MY COMMISSION EXPIRES:

RECORDED in MAY 6 1983 1983

at 10:47 A.M.

29281

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
TAX 1390.00

GREENVILLE COUNTY
03285
SOUTH CAROLINA COUNTY DOCUMENTARY TAX
★ P.B. 10811
MAY-6-83
214.50

07520

2438