

TITLE TO REAL ESTATE BY A CORPORATION
Attorneys of Haysworth, Perry, Bryant, Munton & Johnston, Attorneys at Law, Greenville, S. C.

BOOK 1143 PAGE 356

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }
10 47 AM '81

KNOW ALL MEN BY THESE PRESENTS, that COHRAN & 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 Thousand Four Hundred
and 00/100ths (\$80,400.00)----- 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 CAROLYN GARDNER, 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. 14-C 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 on September 15, 1980, in Deed Book 1133 at Pages 365-436, inclusive, and by
first amendment to Declaration (Master Deed) dated February 25, 1981, and recorded
in the RMC Office for Greenville County, South Carolina, on February 26, 1981, at
Pages 305-319, inclusive, and survey and plot plan recorded in the RMC
Office for Greenville County in Plat Book 7-X at Page 79.

This being a portion of the property conveyed to Grantor herein by deed of Trendsetter
Development Company, Inc., dated February 26, 1981, recorded in the RMC Office for
Greenville County, South Carolina, in Deed Book 1143, Page 309, on February 26,
1981.

11(195) 5347-1-57

This conveyance is made 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.



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 grantees, and the grantees' 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 grantees, and the grantees' 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 hereunto set and these presents to be subscribed by its duly authorized
Officers, this 27th day of February, 1981.

SIGNED, sealed and delivered in the presence of

COHRAN & DARBY BUILDERS, INC. SEAL

Henry M. Reed
[Signature]

[Signature]
Vice-President

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

REC-3411

Personally appeared the undersigned and made oath that she was the within named Car-
olyn Gardner, and that she acknowledged the execution thereof.

WITNESSED by me this 27th day of February, 1981.

[Signature] SEAL

Henry M. Reed

Notary Public for South Carolina
My Commission Expires 3-27-82

RECORDED FEB 27 1981

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