

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

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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. 31-A,  
31-B, 31-C, 31-D, 32-A, 32-B, 32-C, 32-D, 33-A, 33-B, 33-C, 33-D, 34-A, 34-B, 34-C, 34-D,  
36-A, 36-B, 36-C, and 36-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, 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, South Carolina, 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 Greenville 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, and as amended by Sixth  
Amendment to Declaration (Master Deed) of Sugar Creek Villas Horizontal Property Regime  
recorded in the R.M.C. Office for Greenville County on April 12, 1984, in Deed Book 1210  
Page 325 through 334, inclusive.

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

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.

-11-195-534.7-1-144 thru 159, 164, 165, 166, 167

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 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 11<sup>th</sup> day of April 1984

SIGNED, sealed and delivered in the presence of:

Patrick W. Grayson  
Richard Green

TRENDSETTER DEVELOPMENT COMPANY (SEAL)  
A Corporation  
By [Signature]  
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 11<sup>th</sup> day of April 1984

Patrick W. Grayson (SEAL)  
Notary Public for South Carolina  
MY COMMISSION EXPIRES 10-15-89

Richard Green

RECORDED this \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_ at \_\_\_\_\_ M. No. \_\_\_\_\_

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