

Grantee's Address: 35A Sugar Creek Villas, Greer, SC 29651
William D. Richardson, Attorney at Law, Greenville, S.C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

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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 Seventy-eight Thousand Nine Hundred Fifty & no/100 (\$78,950.00)----- 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 RICHARD W. BROWDER & CAROLE D. BROWDER, Their Heirs and Assigns, Forever:

ALL that piece, parcel or unit situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Unit No. 35-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 County, SC, on September 15, 1980, in Deed Book 1133, pages 365 through 436, inclusive, and survey and plot plan recorded in the RMC Office for Greenville County in Plat Book 7-X, 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, 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, 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, pages 654 through 660, inclusive, as amended by Fourth Amendment to Declaration (Master Deed) of Sugar Creek Villas Horizontal Property Regime recorded in the Office of the RMC for Greenville County on June 11, 1982, in Deed Book 1168, pages 451 and 452, as amended by Fifth Amendment to Declaration (Master Deed) of Sugar Creek Villas Horizontal Property Regime recorded in the Office of the RMC for Greenville County on May 6, 1983, in Deed Book 1187, 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 RMC Office for Greenville County on April 12, 1984, in Deed Book 1210, pages 325 through 336, inclusive.

This is a portion of the property conveyed to the Grantor herein by deed of Trendsetter Development Company, Inc. dated April 11, 1984, and recorded in the Office of the RMC for Greenville County on April 12, 1984, in Deed Book 1210, page 337.

This conveyance is subject to all restrictions, easements, zoning ordinances and rights of way of record or on the ground affecting subject property.

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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 25 day of July 1984.

SIGNED, sealed and delivered in the presence of:

M. G. PROFFITT, INC. (SEAL)
A Corporation
By: M. Graham Proffitt
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 Corporation, 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 25 day of July 1984.

W.D. Phaul (SEAL)
Notary Public for South Carolina.

My commission expires: 11/20/90

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

(CONTINUED ON NEXT PAGE)