

BROWN, BYRD, BLAKELY, MASSEY, LEAPHART & SToudenMIRE, P.A.
700 EAST NORTH STREET GREENVILLE, S.C. 29603

(HW&B 6680)
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GRANTEE'S ADDRESS: 27-A Bluebird Lane
Greer, SC 29651

V1218-22

KNOW ALL MEN BY THESE PRESENTS, that COTHRAN & DARBY BUILDERS, INC.
A Corporation chartered under the laws of the State of South Carolina and having a principal place of business at
Greenville, S.C.
in consideration of
SIXTY-FOUR THOUSAND NINE HUNDRED FIFTY AND NO/100 (\$64,950.00)-----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 COLEMAN L. MASTERS, JR., his heirs and assigns, forever

All that certain piece, parcel or unit, situate, lying and being known and designated
as Unit 27-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 on September 15, 1980 in Deed Book 1133 at Page 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 Page 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, as amended by Fourth
Amendment to Declaration (Master Deed) of Sugar Creek Villas Horizontal Property Regime,
recorded in the RMC Office for Greenville County on June 11, 1982 in Deed Book 1168 at
Pages 451 through 452, and as amended by Fifth 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 at Pages 325 through 336, inclusive.

This being a portion of the same property conveyed to the Cothran & Darby Builders,
Inc. by Deed of Trendsetter Development Company, Inc., recorded in the RMC Office for
Greenville County in Deed Book 1187 at Page 795 on May 6, 1983.

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.

-11-195-534.7-1-128

GRANTOR TO PAY 1984 TAXES.

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 27th day of July 19 84

SIGNED, sealed and delivered in the presence of:

COTHRAN & DARBY BUILDERS, INC. (SEAL)

A Corporation

By:

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 27th day of July 19 84

Notary Public for South Carolina (SEAL)

My Commission Expires May 31, 1989

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

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