

105 Sugar Creek Road, Greer, SC 29651
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
Thirty Nine Thousand and No/100 (\$39,000.00)----- 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 M. G. PROFFITT, 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. 35-A, 35-
B, 35-C, and 35-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 336, 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.

-11-195-534.7-1-160, 161, 162, 163

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 11th day of April 1984

SIGNED, sealed and delivered in the presence of:

Patrick H. Grayson
Debra A. Beun

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 11th day of April 1984

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

Debra A. Beun

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

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