

1210-907

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

GRANTEE'S ADDRESS: 31-C Sugar Creek Villas
Greenville, S.C. 29605

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 SEVEN THOUSAND, FIVE HUNDRED AND NO/100 (\$67,500.00)----- 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 J. C. DUNCAN, his heirs and assigns, forever

All that certain piece, parcel or unit, situate, lying and being known and designated
as Unit 31-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 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 and 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 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 RMC Office
for Greenville County on April 12, 1984 in Deed Book 1210 at Pages 325 through 336,
inclusive.

-11-195-534.7-1-146

This being a portion of the same property conveyed to the Grantor herein by Deed of
Trendsetter Development Company, Inc., recorded in the RMC Office for Greenville County
in Deed Book 1210 at Page 339 on April 11, 1984.

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.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
DOCUMENTARY TAX STAMP
APR 19 1984
TAX \$135.00

GREENVILLE COUNTY
SOUTH CAROLINA COUNTY DOCUMENTARY TAX
★ APR 20 1984
74.25

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 19th day of April 1984

SIGNED, sealed and delivered in the presence of:

Sherril R. Kelley
Sherril R. Kelley

COTHRAN & DARBY BUILDERS, INC. (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 19 day of April 1984

Sherril R. Kelley (SEAL)
Notary Public for South Carolina
My Commission Expires 8/5/93

Sherril R. Kelley

RECORDED this day of APR 20 1984 at 12:10 P.M. No. 32539

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