

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

GRANTEE'S ADDRESS: Unit 31-B  
Sugar Creek Villas  
Greer, S.C. 29651

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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.

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 BETTY JO KITCHINGS, her heirs and assigns, forever

All that certain piece, parcel or unit, situate, lying and being known and designated as Unit 31-B 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 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 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 Page 210, 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 Page 654, 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 Page 451, 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 Page 780, and further amended by Sixth Amendment to Declaration (Master Deed) as recorded in the RMC Office for Greenville County in Deed Book 1210 at Page 325 on April 12, 1984.

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 1210 at Page 339 on April 12, 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.

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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 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 authorized officers, this 12th day of October 19 84

SIGNED, sealed and delivered in the presence of:

*James C. Blakely, Jr.*  
*Duncan B. Hughes*

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 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 12th day of October 19 84

*James C. Blakely, Jr.* (SEAL)  
Notary Public for South Carolina  
178792

*Duncan B. Hughes*

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

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