

Grantee's mailing address: 105 Sugar Creek Road, Greenville, S. C. 29651
STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

FILED S. C. 29651
FEB 26 11 PM '81
W. W. WARSLEY

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 Two Hundred Eighty Thousand and 00/100 (\$280,000.00) 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 Cothran & Darby Builders, Inc., its successors and assigns forever:

ALL those certain pieces, parcels or units, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Unit Nos. 8-A, 8-B, 8-C, 8-D, 11-A, 11-B, 11-C, 11-D, 12-A, 12-B, 12-C, 12-D, 13-A, 13-B, 13-C, 13-D, 14-A, 14-B, 14-C, 14-D, 15-A, 15-B, 15-C, 15-D, 16-A, 16-B, 16-C, 16-D, 17-A, 17-B, 17-C, 17-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 RMC Office for Greenville County, S. C. on September 15, 1980 in Deed Book 1133, at Pages 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 R.M.C. Office for Greenville County on February 26, 1981, in Deed Book 1143, at Pages 305 through 319, 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.

11 (195) 534.7-1-31 THRU 70

This conveyance is made subject to all restrictions and easements as set out in the Declaration (Master Deed), Exhibits and Appendices attached thereto, recorded plats or as may appear on the premises.

GREENVILLE COUNTY
308.00

*Amended plat is recorded in plat book 7X at page 79.

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 26th day of February 19 81

SIGNED, sealed and delivered in the presence of:
TRENDSETTER DEVELOPMENT COMPANY, (SEAL) A Corporation INC.
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 26th day of February 19 81
[Signature] (SEAL)
Notary Public for South Carolina
MY COMMISSION EXPIRES 10/15/89

RECORDED FEB 26 1981 day of 19 of 2:46 P.M. No 2-1159
Re-RECORDED MAR 11 1981 at 2:11 P.M.

0128

4328 RV-2