

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GRANTEE'S ADDRESS: Unit 31A Tanager Court
Greer, South Carolina 29651

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 RANDALL J. MCKAY, his heirs and assigns, forever

All that certain piece, parcel or unit, situate, lying and being known and designated as Unit 31-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 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.

Grantor is to pay the 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 authorized officers, this 27th day of July 19 84

SIGNED, sealed and delivered in the presence of:

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 27th day of July 19 84

Notary Public for South Carolina
My commission expires 12-1-82

RECORDED this 30 day of JUL 30 1984 19, at 3:32 P/ M., No. 3213

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