

JUN 5 3 35 PM '70 REC'D CO. S. C.

Earle Hoeman and Grayson, Attys. VOL 891 PAGE 243
P.O. Box 552
Greenville, South Carolina 29602

26770

STATE OF SOUTH CAROLINA) MASTER DEED ESTABLISHING TOWN
COUNTY OF GREENVILLE) PARK OF GREENVILLE, S. C.
HORIZONTAL PROPERTY REGIME

WHEREAS, Develcorp, Inc., a corporation authorized to transact business in the State of South Carolina, hereinafter referred to as "Developer" and having a principal place of business in Greenville, S. C. is the owner in fee simple of certain real estate in Greenville County, State of South Carolina, being the property hereinafter described and hereinafter referred to as the "Parcel", and

WHEREAS, the Developer intends by this Master Deed to submit the property (as hereinafter defined) to the provisions of the Horizontal Property Act of South Carolina, subject to a real estate mortgage covering a portion of the parcel to First Federal Savings and Loan Association of Greenville, S. C. in the original sum of \$ 225, 000. 00 recorded in the R. M. C. Office for Greenville County in Mortgage Book 1157 at Page 111 and subject to a real estate mortgage covering another portion of the parcel to E. W. Green and Gertrude Pitts Green in the original sum of \$ 42, 046. 20, recorded in the R. M. C. Office for Greenville County in Mortgage Book 1155 at Page 253.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that Develcorp, Inc. does hereby make and declare this Master Deed creating and establishing a plan for dwelling ownership for "Town Park of Greenville, S. C., Horizontal Property Regime", being the property and improvements hereinafter described.

I.

ESTABLISHMENT OF HORIZONTAL PROPERTY REGIME

Develcorp, Inc. is the owner in fee simple of certain property in Greenville County, State of South Carolina, which property is more particularly described as follows:

"All that certain piece, parcel, or lot of land situate, lying and being in the State of South Carolina, County of Greenville, as is more fully shown on a topographical survey for Develcorp, Inc. prepared by Dalton & Neves, Engineers, dated February 1970, containing 8.46 acres and having, according to said survey, the following metes and bounds, to-wit:

"BEGINNING at an old iron pin on the southeastern side of East North Street Extension at the corner of property of R. F. S. Corporation and running thence along the line of said property, S. 36-58 E. 1, 095.1 feet to an old iron pin at the corner of property of Gibson Bros., Inc. and running thence along the line of said property, S. 1-24 W. 429 feet to an old iron pin at the corner of property of Farrell; running thence along the line of property of Farrell and Margaret D. Smith, N. 37-59 W. 593.7 feet to an old iron pin; thence along the rear lines of Lots 9, 8, 7, 6, 5, 4, 3 and 2, N. 38-53 W. 909 feet to an old iron pin on the southeastern side of East North

(Continued on next page) -200-541.3-1-14 (Not)