

## HORIZONTAL PROPERTY REGIME

## DECLARATION OF CONDOMINIUM

EXHIBIT A-1

The fee simple title to the premises hereinafter described is submitted to condominium ownership pursuant to the "Horizontal Property Act" of South Carolina subject only to the easements, rights of way, and agreements hereinafter set forth immediately following the legal description of the said premises.

All those certain pieces, parcels or tracts of land, containing 1.41 acres, more or less, and 8.93 acres more or less, situate lying and being on or near Pelham Road, Crescent Ridge Street and Kelley Court in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Parcels 2(A) and 2(B) as shown on plat entitled "Property of Yeargin Properties, Inc.", prepared by Enwright Associates, Engineers, dated July 5, 1972, a copy of which is attached hereto and made a part hereof, and having, according to said plat, the following metes and bounds:

PARCEL 2(A) (8.93 acres):

BEGINNING at an iron pin at the Southwesternmost terminus of Kelley Court at the joint corner of the premises herein described and Parcel 1 and running thence with the line of the Southernmost terminus of Kelley Court and with the line of property now or formerly known as Pelham East Apartments S. 52-27 E. 306 feet to an iron pin; thence S. 37-33 W. 570.1 feet to an iron pin in the line of property now or formerly known as Section 1, Pleasantburg Forest Subdivision; thence with the line of Section 1, Pleasantburg Forest Subdivision as follows: S. 65-05 W. 144.7 feet to an iron pin, and thence S. 62-57 W. 200 feet to an iron pin in the line of property now or formerly known as Section 2, North Garden Subdivision, thence with the line of said Section 2, North Garden Subdivision as follows: N. 10-04 W. 152.7 feet to an iron pin, thence N. 10-11 W. 87 feet to an iron pin, thence N. 10-01 W. 20.2 feet to an iron pin, thence N. 10-00 W. 79.95 feet to an iron pin, thence N. 10-12 W. 40.22 feet to an iron pin; thence N. 10-01 E. 150 feet to an iron pin, thence N. 10-06 W. 72.2 feet to an iron pin and thence N. 10-00 W. 40 feet to an iron pin in the line of said Parcel 1; thence with the line of said Parcel 1 N. 72-42 E. 483.38 feet to the point of beginning.

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