

28. Permitted Encroachments. In the event any portion of the Common Elements encroaches upon any unit or any unit encroaches upon the Common Elements or another unit as a result of the construction, reconstruction, repair, shifting, settlement, or movement of any portion of the improvements, a valid easement for the encroachment and for the maintenance, repair, and replacement of the same shall exist so long as the encroachment exists.

29. Paragraph Headings. Paragraph headings of the with Declaration are used only as a matter of convenience for reference and are not to be considered a part of this Declaration in determining the intent of the Sponsor.

30. Termination. Subject to paragraph 25 hereof and the law of the State of South Carolina, this Declaration may be terminated by the unanimous consent of the Unit Owners.

31. Validity. If any provision of the Horizontal Property Act of the State of South Carolina or section, sentence, clause, phrase or word of the application hereof in any circumstance of said statute or of this Declaration, or the annexed Bylaws of the Association, is held invalid, the validity of the remainder of said statute or instrument and/or of the application of any such provision, section, sentence, clause, phrase, or word in other circumstances of said statute or of this Declaration or of the annexed Bylaws of the Association shall not be affected thereby.

IN WITNESS WHEREOF, 408 North Church Street, Inc. has executed this Declaration of Condominium this 10 day of July , 1979.

IN THE PRESENCE OF:

Lisa M. Clark
Elaine G. Mason

408 NORTH CHURCH STREET, INC.

By: Stephen M. P. P. P.
And: William R. P. P. P.

4328 RV.2