TITLE TO REAL ESTATE BY A CORPORATION

, State of South Carolina

Grantor prior to the expiration of the time.

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE SEP 13 3 52 PH '80
R.M.C RSLEY

BOCK 1133 PAGE 445

and having a principal place of business at

Dollars,

For True Consideration See Affidavit

(14)-156-WG-1.6-1-9

, in consideration of

ALL that lot of land in Greenville County, South Carolina, known and designated as

Grantee agrees that construction of an approved dwelling unit on the said lot shall

This conveyance is subject to and includes all the terms, provisions, conditions,

pleted within one (1) year after commencement, unless granted an extension in writing by the

KNOW ALL MEN BY THESE PRESENTS, that CHANTICLEER TOWNHOUSES, INC.

A Corporation chartered under the laws of the state of South Carolina

Greenville

Ten and no/100 (\$10.00)

and other good and valuable consideration the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto

Edward H. and Virginia G. Hembree, their heirs and assigns forever: Lot number nine (9) as shown on a plat entitled Chanticleer Townhouses, Phase I, made by

Webb Surveying and Mapping Company, dated July, 1979, and recorded in the RMC Office for Greenville County in Plat Book 7C at Page 70:

commence within two (2) years of the date hereof and that such construction will be com-

covenants, restrictions, rights, privileges, obligations, rules and regulations as promulgated from time to time by the Homeowner's Association, easements, and liens contained in the Declaration of Covenants and Restrictions for Chanticleer Townhouses, Inc.,

Greenville, South Carolina, and Provisions for Chanticleer Townhouses Property Owner's Association, Inc., dated October 10, 1979, recorded in the RMC Office for Greenville

County in Deed Book 1113, at Page 319. Specifically included among the provisions of those covenants is the responsibility that the Grantee herein pay to the Association (1) Annual assessments or charges, (2) Special assessments as set forth in the covenants, and that

these assessments together with such interest thereon and costs of collection therefor as provided in the covenants shall be a charge and continuing lien on the land and all improve-

ments thereon against which each such assessment is made. These assessments shall also be the personal obligation of the Grantee hereunder.

The fee title to any lot or land described as bounded by common property or shown on the recorded plat as abutting said common property shall not extend to or upon such common

property. This conveyance is subject to real estate taxes and assessments for the current and

all future years (except that 1980 taxes shall be pro-rated), all applicable zoning regulations and ordinances and all other covenants, easements, and restrictions, if any, affecting said

property. (OVER)
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 29th SIGNED, sealed and delivered in the presence of:

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

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 its act and deed, deliver the within written Deed, and that (s)he, with the other witness subscribed above,

1980

PROBATE

Secretary

Notary Public for South Carolina. My commission expires: gam. 3 0, 1990

day of August

A Corporation Chanticleer Townhouses, Inc.

RECORDED this