

1134-168

STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF GREENVILLE )

DECLARATION (MASTER DEED)  
ESTABLISHING SEDGEFIELD VILLAS  
HORIZONTAL PROPERTY REGIME

THIS DECLARATION made this 25th day of September, 1980,  
by Donald E. Franklin and Susan R. Franklin, hereinafter sometimes referred to as "Declarant".

WITNESSETH:

WHEREAS, Donald E. Franklin and Susan R. Franklin are the owners of the property described in Exhibit "A", hereinafter referred to as the "Property", and

WHEREAS, Declarant intends to build condominium units on the Future Stage Property, and

WHEREAS, Declarant desires and intends to subject the Property hereinafter described in Exhibit "A", including the improvements constructed thereon, to a regime under Title 27, Chapter 31 of the Code of Laws of South Carolina, 1976, as heretofore amended, and as the same may be amended hereafter from time to time and known as "Horizontal Property Act", and referred to herein as the "Act";

NOW, THEREFORE, Declarant hereby declares that the property described in Exhibit "A" attached hereto and made a part hereof by reference, owned by Declarant, is hereby submitted and made subject to the form of ownership in the aforesaid Act, and said property is held and shall be held, conveyed, hypothecated, encumbered, used, occupied and improved subject to the provisions of said Act and subject to the following covenants, conditions, restrictions, uses, limitations and obligations, all of which are declared and agreed to be in furtherance of a plat for the division of said property into condominium ownership and shall be deemed to run with the land and shall be a burden and a benefit to Declarant, their heirs and assigns, and every person acquiring or owning an interest in the real property and improvements, his heirs, successors, and assigns.

I. PURPOSE. Declarant hereby declares the property to be a regime known and identified as "Sedgefield Villas Horizontal Property Regime" (hereinafter referred to as the "Regime" or "Sedgefield Villas"). The Regime is also known as "Condominium".

Declarant has filed simultaneously herewith a plot plan showing the location of the buildings and other improvements, and a set of floor plans showing the dimensions,

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