

No. 9025 125 Exceptions listed in the title commitment issued by Pioneer Title Insurance Company on December 24, 1980 made a part of that deed from First Wisconsin Mortgage Trust to Club Key East Limited Partnership dated January 2, 1980.

1. City and county taxes for the year 1981 and subsequent years, which are not yet due and payable.
2. Restrictions appearing of record in the RMC Office for Greenville County, S. C., in Deed Book 828, page 269, but this policy insures that said covenants have not been violated and that a future violation thereof will not cause a forfeiture or reversion of title.
3. Title to that portion of property lying below the mean high water mark of Reedy River.
4. Rights of others entitled thereto in and to the continued uninterrupted flow of the creek along the southern side of the subject property.
5. A 25 foot and 10 foot sewer line rights-of-way as shown on plat of insured premises referred to in the legal description dated November, 1970, prepared by Dalton & Neves Co., Engineers; right-of-way agreement conveying such rights-of-way to the Greenville County Sewer Authority recorded in Book 142, page 336, Book 164, page 320, and Book 440 at page 472.
6. Receipt of proof satisfactory to us that improvements, repairs and construction were completed and that all costs incurred in connection therewith, including architect's fees, if any, have been paid.
7. Such state of facts as would be disclosed by a current accurate survey and inspection of the premises.
8. Subject to rights of tenants in possession.
9. Right-of-way or easement given by V.H.W. Group to the City of Greenville dated August 19, 1971, recorded August 19, 1971, in Book 923, page 181. By this instrument grantee is given the right to enter and exit property for purpose of reading, operating, maintaining, replacing and adding to the water meters and other appurtenances thereto located on the property.
10. Right-of-way or easement granted by V.H.W. Group to the City of Greenville, dated April 19, 1972, recorded May 8, 1972, in Book 943, page 40. By this instrument grantee is given the right to maintain the sanitary sewer line and manhole which was constructed by the V.H.W. Group on subject property, said sewer line being 200 feet, more or less, in length.
11. Right of way to Southern Bell Telephone as shown in Deed 1063 page 475.

RECORDED, JAN 6 1981

at 8:55 A.M.

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