

TITLE TO REAL ESTATE BY A CORPORATION

Grantee's Address:
3 Chanticleer Townhouses
Greenville, S. C. 29605

1174-739

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
SEP 30 1982
S. C.

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

A Corporation chartered under the laws of the State of SOUTH CAROLINA and having a principal place of business at GREENVILLE, State of SOUTH CAROLINA, in consideration of ONE HUNDRED FIVE THOUSAND AND NO/100 (\$105,000.00)-----Dollars,

the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto JAMES R. TALTON, JR., his heirs and assigns forever;

ALL that certain piece, parcel or lot of land and the improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, and being known and designated as Lot No. 3 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, South Carolina in Plat Book 7C at Page 70.

THIS conveyance is subject to and includes all the terms, provisions, conditions, 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 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 improvements thereon against which each such assessment is made. These assessments shall also be the personal obligation of the Grantee hereunder.

14 (156) WG 1.6-1-3

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.

The Grantee agrees that his family, guests, invitees and licensees will obey all the laws of the State of South Carolina respecting vehicular safety and traffic and that all such persons will obey all posted signs within the development and comply with any regulations set by Chanticleer Townhouses, Inc., regarding streets and traffic.

Derivation: Deed Book 951, Page 47 - Richard Davis 8/4/72

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)' 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)' 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 day of September 19 82

SIGNED, sealed and delivered in the presence of

CHANTICLEER TOWNHOUSES, INC. (SEAL)

A Corporation
By:

[Handwritten signatures]

President

Sec.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

PROBATE

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, witnessed the execution thereof.

SWORN to before me this 29th day of September 19 82.

Notary Public for South Carolina
My commission expires 1/10/83

RECORDED this SEP 30 1982
at 10:04 A.M.

0.79

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