

State Of South Carolina }  
COUNTY OF ~~ANDERSON~~  
GREENVILLE

TITLE TO REAL ESTATE  
S. C.

VOL 1178 PAGE 259

KNOW ALL MEN BY THESE PRESENTS That Chanticleer Townhouses, Inc.

41 815

in the State aforesaid,

in consideration of the sum of Ten and no/100 (\$10.00) and other good and valuable consideration Dollars,  
to US in hand paid at and before the sealing of these presents by Heyward and Sylvia S. Crider

(the receipt whereof

is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto  
Heyward and Sylvia S. Crider, their heirs and assigns forever:

All that certain piece, parcel or lot of land situate, lying and being  
in the State of South Carolina, County of Greenville, and being known and des-  
ignated as Lot No. 6 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 Homeowners Association, ease-  
ments 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 and 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  
thereof as provided for 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.

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. 14 (156) WG 1.6-1-6

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.

(CONTAINED ON REVERSE)

10259

4328 RV.2