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GREENVILLE S.C.

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DONNIE S. TAMMERSLEY
R.M.C.

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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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 **\$10.00** and other considerations
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

Cardiff Properties, a Partnership, its heirs, successors and assigns forever:

ALL that lot of land in Greenville County, South Carolina, known and designated as Lot No. sixteen (16) 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.

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

14(156) WG 1.6-1-16

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 1983 taxes shall be pro-rated), all applicable zoning regulations and ordinances and all other covenants, easements, and restrictions, if any, affecting said property.

THIS is a portion of the property which conveyed to the Grantor herein by deed from Richard Davis on 8/4/72, as recorded in Deed Book 951 at Page 47.

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.

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 grantees(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 grantees(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 2nd day of March, 1983 **CHANTICLEER TOWNHOUSES, INC.** (SEAL)
SIGNED, sealed and delivered in the presence of

P. R. Hughes
Patricia J. Stewart

A Corporation
By *P. R. Hughes*
President
Secretary

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.

Subscribed and sworn to before me this 2nd day of March, 1983
Sandra B. Pittman (SEAL) *P. R. Hughes*

Notary Public in and for the State of South Carolina
My Comm. Expires 3-13-90

RECORDED IN _____ of _____ COUNTY, S.C. _____

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4328-RV-21