

P.O. Box 2567
Aville SC 29602
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

VOL 1183 PAGE 764

FILED
GREENVILLE CO. S.C.
MAR 4 3 23 PM '83
DONNIE S. THOMPSON, INC.

For True Copyation See MINUT
Book 41 Page 947

KNOW ALL MEN BY THESE PRESENTS, that CHANTICLEER TOWNHOUSES, INC. having a principal place of business at Greenville, State of South Carolina, in consideration of Ten and no/100 (\$10.00) and other good and valuable consideration 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 Phillip R. Hughes, his heirs and assigns forever:

ALL that lot of land in Greenville County, South Carolina, known and designated as Lot No. seven (7) 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, 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 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.

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 1.6-1-7

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.

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