

convey, unto the Grantee, his successors, assigns, invitees, guests and other designees, the following:

(1) A non-exclusive easement and right of way, to Stalling Drive, Taylors, South Carolina to provide unrestricted ingress and egress for all purposes to and from the property hereby conveyed.

(2) A non-exclusive easement, right of way for the use and enjoyment of beach frontage, swimming pools, walkways, parking lots, stairways, walkways, and any and all other privileges and duties as set forth in the "Master Deed", and accompanying By-Laws of Creek Villas Horizontal Property Regime.

(3) A non-exclusive right and license to connect unto any water supply lines and sewage discharge lines, electrical services line now located or hereafter constructed on the property of Creek Villas Horizontal Property Regime subject only to the obligation to pay fair and reasonable connect fees and user service fees for said utilities.

(4) A non-exclusive easement for ingress and egress to the common areas and for maintenance of common areas in Creek Villas Condominium.

(5) A non-exclusive easement for encroachment upon the common area and other residence units, for the portion of the building constituting said condominium resulting from settling or any cause, other than the willful act of the Grantee, his heirs, successors and assigns.

This conveyance is expressly subject, however, to the following:

(1) Any portion of the common area lying within said residence unit.

(2) An easement appurtenant to the common area and all other residence units for encroachments resulting from settling or causes except with willful acts of the residence unit owners.

(3) An easement on behalf of the Creek Villas Horizontal Property Regime Home Owners Association to enter said residence unit to maintain, repair or replace common elements, as well as to make repairs to residence units if such repairs are reasonably necessary for public safety as to prevent damage to other residence unit or the common elements.

(4) The Master Deed of Creek Villas Horizontal Property Regime, dated September 23, 1983, and of record in the R.M.C. Office of Greenville County in Deed Book 1197, at Page 370 and those accompanying By-Laws.

(5) Real estate taxes for the current year and all future years.

(6) Conditions, restrictions, limitations and easements of record.

(7) Applicable governmental regulations including zoning laws that may be imposed upon the project from time to time.

TOGETHER WITH, the rights, members, hereditaments and appurtenances to the apartment unit belonging or in any way incident or appertaining thereto.

FOR A PERIOD OF ONE (1) YEAR FOLLOWING THE DATE HEREOF, THE GRANTOR SHALL AT NO COST TO THE GRANTEE REPAIR