

STATE OF SOUTH CAROLINA)
 COUNTY OF GREERVILLE) 33
 DONNA W. WISLEY)
 DECLARATION (MASTER DEED) ESTABLISHING
 PHYSICIANS CENTER HORIZONTAL PROPERTY REGIME

THIS DECLARATION, made this 25th day of SEPTEMBER 1984, by AMERICAN SERVICE CORPORATION OF S. C., hereinafter sometimes called "Declarant",

W I T N E S S E T H :

WHEREAS, Declarant desires and intends to subject the property hereinafter described and being known as the "Property", including the improvements constructed thereon to a regime under Title 27, Chapter 31 of the Code of Laws of South Carolina, 1976, as heretofore amended, and as the same may be amended hereafter from time to time and known as "Horizontal Property Act" and referred to herein as the "Act";

NOW, THEREFORE, Declarant hereby declares that the property described in Exhibit "A" attached hereto and made a part hereof by reference owned by Declarant is hereby submitted and made subject to the form of ownership in the aforesaid Act and said property is held and shall be held, conveyed, hypothecated, encumbered, used, occupied and improved subject to the provisions of said Act and subject to the following covenants, conditions, restrictions, uses, limitations and obligations, all of which are declared and agreed to be in furtherance of a plan for the division of said property into condominium ownership and shall be deemed to run with the land and shall be a burden and a benefit to Declarant, its successors and assigns and every person acquiring or owning an interest in the real property and improvements, his grantees, successors and assigns.

I.

PURPOSE

Declarant hereby declares the property to be a regime known and identified as "Physicians Center Horizontal Property Regime" (hereinafter referred to as the "Regime" or "Physicians Center"). The Regime is also known as "Condominium". Declarant has constructed a building on said property containing 7,642.7 square feet on the lower level and 7,652 square feet on the upper level. The upper level has been divided into two (2) units as shown on Exhibit "B", known as Units 1 and 2.

Declarant reserves the right to subdivide Unit 2 into separate units.

The lower level is known as Unit 3. Declarant reserves the right to subdivide Unit 3 into separate units.