

Grantee Address: 2 Hidden Hills Dr. Greenville SC 29607
STATE OF SOUTH CAROLINA GREENVILLE COUNTY S.C.
COUNTY OF GREENVILLE 12 14 PM '82

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KNOW ALL MEN BY THESE PRESENTS, that DONN S. TANNAERSLEY
CHANTICLEER TOWNHOUSES, INC.

For True Consideration See Affidavit

Book 41 Page 804

A Corporation chartered under the laws of the State of State South Carolina and 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

Mark A. Kaiser, his heirs and assigns forever:

ALL that lot of land in Greenville County, South Carolina, known and designated as
Lot number two (2) 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 continu-
ing 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.

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This conveyance is subject to real estate taxes and assessments for the current and
all future years (except that 1982 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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