

FILED
GREENVILLE S.C.
AUG 15 12 24 PM '83
DONNIE S. WATKINS
R.M.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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 **Ten and no/100 (\$10.00)**
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
CHANTICLEER TOWNHOUSE PROPERTY OWNERS' ASSOC., INC., its successors and
assigns forever.

ALL that piece, parcel, or lot of land shown or otherwise known as the "common
area" on a PUD plat entitled "Chanticleer Townhouses, Phase I" recorded in Plat
Book 7C at Page 70, and having according to said plat the following metes and bounds
to-wit:

BEGINNING at the joint rear corner of Lots Number 166 and 167 of the Pine Hill
Village Sub-Division and running thence along the rear line of the Pine Hill Village
Sub-Division S. 24-30 W. 836.0 feet to an iron pin; thence N. 51-52 W. 280 feet to an
iron pin; thence S. 26-22 W. 165.0 feet to an iron pin; thence N. 47-03 W. 488.65 feet
to an iron pin on the property of the Greenville Country Club; thence along the line of the
property of the Greenville Country Club N. 67-20 E. 615.0 feet to an iron pin; thence
continuing along the line of the Greenville Country Club N. 44-54 E. 197.64 feet to an
iron pin; thence continuing N. 69-15 E. 154.93 feet to an iron pin; thence continuing
along an undimensioned line on the plat, which line is S. 20-42 E. 77.80 feet to an iron
pin; thence continuing N. 69-45 E. 126.29 feet to an iron pin, the point of beginning.

LESS, however, lots one through twenty inclusive all as more fully described on the
above mentioned plat, title to which is expressly reserved by Grantor (less any lots
that Grantor has previously conveyed).

This property is conveyed subject to all easements, restrictions, and conditions
affecting the property, particularly, including the "Declaration of Covenants and
Restrictions for Chanticleer Townhouses, Inc., Greenville, South Carolina, and Provi-
sions for Chanticleer Townhouse Property Owners' Assoc., Inc.". Dated October 10, 1979
and recorded in RMC Office for Greenville County in Deed Book 1113, at Page 319.

Grantor further grants unto Grantee covering that part of the private road owned by
Grantor known as Hidden Hills Drive, a non-exclusive easement over said private road for
purposes of ingress and egress from the above described property to a public road known
as Garden Trail located in Chanticleer Subdivision. This right of ingress and egress shall
be an easement appurtenant and shall be a covenant running with the land. This grant shall
in no way limit Grantor's right to relocate said easement as provided in the Declarations
together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining. (over)
have and to hold all and singular the premises before mentioned unto the grantee(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 grantee(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 5th day of August 1983.

SIGNED, sealed and delivered in the presence of:

George I. Melai
Patricia J. Stewart

CHANTICLEER TOWNHOUSES, INC. (SEAL)
A Corporation
By: *R.P. Hughes*
President
P.R. Hughes
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.

SWORN to before me this 9th day of August 1983

Patricia J. Stewart (SEAL)

Notary Public for South Carolina
My commission expires: March 13, 1990

RECORDED this _____ day of _____ 19____ at _____ M., No. _____

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