

# CONDOMINIUM RIDER

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THIS CONDOMINIUM RIDER is made this . . . . 10th . . . . day of . . . June . . . . ,  
1983 . . . , and is incorporated into and shall be deemed to amend and supplement a Mortgage, Deed of Trust or Deed  
to Secure Debt (herein "security instrument") dated of even date herewith, given by the undersigned (herein  
"Borrower") to secure Borrower's Note to . . . South Carolina Federal Savings & Loan Association . . . .  
. . . . . (herein "Lender") and covering the Property described in the security instrument and  
located at . . . . . Units 4A & 4B, Village Court, Village Greer, Greenville  
(Property Address) County, S. C.  
The Property comprises a unit in, together with an undivided interest in the common elements of, a condominium  
project known as Village Greer . . . . .  
(Name of Condominium Project)  
. . . . . (herein "Condominium Project").

**CONDOMINIUM COVENANTS.** In addition to the covenants and agreements made in the security instrument,  
Borrower and Lender further covenant and agree as follows:

**A. Assessments.** Borrower shall promptly pay, when due, all assessments imposed by the Owners Association  
or other governing body of the Condominium Project (herein "Owners Association") pursuant to the provisions of the  
declaration, by-laws, code of regulations or other constituent document of the Condominium Project.

**B. Hazard Insurance.** So long as the Owners Association maintains a "master" or "blanket" policy on the  
Condominium Project which provides insurance coverage against fire, hazards included within the term "extended  
coverage," and such other hazards as Lender may require, and in such amounts and for such periods as Lender may  
require, then:

(i) Lender waives the provision in Uniform Covenant 2 for the monthly payment to Lender of one-twelfth  
of the premium installments for hazard insurance on the Property;

(ii) Borrower's obligation under Uniform Covenant 5 to maintain hazard insurance coverage on the  
Property is deemed satisfied; and

(iii) the provisions in Uniform Covenant 5 regarding application of hazard insurance proceeds shall be  
superseded by any provisions of the declaration, by-laws, code of regulations or other constituent document of the  
Condominium Project or of applicable law to the extent necessary to avoid a conflict between such provisions and  
the provisions of Uniform Covenant 5. For any period of time during which such hazard insurance coverage is not  
maintained, the immediately preceding sentence shall be deemed to have no force or effect. Borrower shall give  
Lender prompt notice of any lapse in such hazard insurance coverage.

In the event of a distribution of hazard insurance proceeds in lieu of restoration or repair following a loss to  
the Property, whether to the unit or to common elements, any such proceeds payable to Borrower are hereby assigned  
and shall be paid to Lender for application to the sums secured by the security instrument, with the excess, if any,  
paid to Borrower.

**C. Lender's Prior Consent.** Borrower shall not, except after notice to Lender and with Lender's prior written  
consent, partition or subdivide the Property or consent to:

(i) the abandonment or termination of the Condominium Project, except for abandonment or termination  
provided by law in the case of substantial destruction by fire or other casualty or in the case of a taking by condemnation  
or eminent domain;


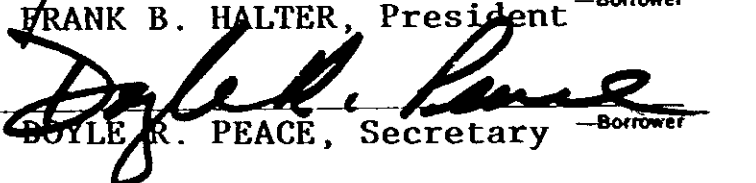
(ii) any material amendment to the declaration, by-laws or code of regulations of the Owners Association,  
or equivalent constituent document of the Condominium Project, including, but not limited to, any amendment which  
would change the percentage interests of the unit owners in the Condominium Project; or

(iii) the effectuation of any decision by the Owners Association to terminate professional management and  
assume self-management of the Condominium Project.

**D. Remedies.** If Borrower breaches Borrower's covenants and agreements hereunder, including the covenant  
to pay when due condominium assessments, then Lender may invoke any remedies provided under the security  
instrument, including, but not limited to, those provided under Uniform Covenant 7.

IN WITNESS WHEREOF, Borrower has executed this Condominium Rider.

WILLIAMS STREET DEVELOPMENT CORP.

BY:  — Borrower  
FRANK B. HALTER, President  
BY:  — Borrower  
BOYLE R. PEACE, Secretary

RECORDED JUN 13 1983

at 4:52 P.M.

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