

Grantee's Address: 17 Alpine Way, Greenville, S. C.
FILE TO REAL ESTATE BY A CORPORATION

Book 41 Page 1425

VOL 1204 PAGE 866

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE S.C.
JAN 26 4 12 PM '84
DON'T
R.M. COY

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)**
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
Jack A. Skarupa and Barbara L. Skarupa, their heirs and assigns, forever:

ALL that lot of land in Greenville County, South Carolina, known and designated as
Lot Number Eight (8) 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 continuing 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.

This conveyance is subject to real estate taxes and assessments for the current and
all future years (except that 1984 taxes shall be pro-rated), all applicable zoning regulations
and ordinances and all other covenants, easements, and restrictions, if any, affecting said
property.

14(156) WG 1.6-1-8

THIS is a portion of the property which was conveyed to the Grantor herein by deed
from **Richard Davis** on 8-4-72, as recorded in the Deed Book 951 at Page 47.

(Continued on back)

together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining, to
have and to hold all and singular the premises before mentioned unto the grantees(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 **20th** day of **January** 1984
SIGNED, sealed and delivered in the presence of:

Beverly B. Edwards
Mary R. Johnson

CHANTICLEER TOWNHOUSES, INC. (SEAL)
A Corporation
By: _____
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 **20th** day of **January** 19 **84**
Mary R. Johnson (SEAL) *Beverly B. Edwards*

Notary Public for South Carolina.
My commission expires: **5/9/89**

REC'D --- 3 JAN 20 84 072 4.0000

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

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4328 RV 2