

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

SEP 1 3 28 PM '77
DONNIE S. TANKERSLEY
R.H.C.

DECLARATION (MASTER DEED)
ESTABLISHING MIDDLETON PLACE
HORIZONTAL PROPERTY REGIME

THIS DECLARATION, made this 31st day of August, 1976 by
William N. Miller, Jr., and Joe W. Hiller, (hereinafter sometimes called "Declarant").

WITNESSETH:

WHEREAS, Declarant desires and intends to subject the property hereinafter described and being known as the "Property" including the improvements constructed and to be constructed thereon to a regime under Title 57, Chapter 13 of the Code of Laws of South Carolina, 1962, as heretofore amended, and as the same may be amended hereafter from time to time and known as the "Horizontal Property Act" and referred to herein as the "Act";

NOW, THEREFORE, Declarant hereby declares that the property described and shown 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, their heirs and assigns and every person acquiring or owning an interest in the real property and improvements, their grantees, successors, heirs, executors, administrators, devisees and assigns.

I. PURPOSE. Declarant hereby declares the property to be a regime known and identified as "Middleton Place Horizontal Property Regime" (hereinafter referred to as the "Regime or "Middleton Place"). The Regime is also known as "Condominium".

II. PROPERTY GENERALLY. The property described in Exhibit "A" constitutes the property being hereby subjected to the Act.

III. DEFINITIONS. Additional definitions of words and terms used in this Declaration are set out in Appendix One, which is attached as part of this Declaration.

IV. PLOT PLAN, FLOOR PLANS AND AMENDMENT THERETO. A plot plan, showing