

DRAFT 2/10/81

1145-244

STATE OF SOUTH CAROLINA )  
 COUNTY OF GREENVILLE )

FILED  
 S.C.  
 MASTER DEED ESTABLISHING  
 TWELVE OAKS HORIZONTAL  
 PROPERTY REGIME  
 W. S. WILKINSON  
 W. S. WILKINSON

THIS MASTER DEED, made this 15<sup>th</sup> day of April, 1981,  
 by American Service Corporation of S. C., a corporation organized  
 under the laws of the State of South Carolina, hereinafter called  
 "Developer";

W I T N E S S E T H:

WHEREAS, Developer is the owner in fee simple of certain real  
 estate in the City of Greenville, County of Greenville, State of South  
 Carolina, being the property hereinafter described; and

WHEREAS, the Developer intends by this Master Deed to submit said  
 property to the provisions of the Horizontal Property Act of South  
 Carolina (Title 27, Chapter 31 of the Code of Laws of the State of  
 South Carolina, 1976, as amended);

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that Developer  
 does hereby make and declare this Master Deed creating and establish-  
 ing a plan for dwelling ownership for "Twelve Oaks Horizontal Property  
 Regime" (hereinafter called "Regime"), being the Property and  
 Improvements hereinafter described.

I.

DEFINITIONS

For purposes for this Master Deed, the following terms shall have  
 the meanings set forth below:

(a) "Apartment" means a part of the Property intended for inde-  
 pendent use for residential purposes including one or more rooms or  
 enclosed spaces located on one or more floors (or parts thereof) in a  
 building, and with a direct exit to a public street or highway or to a  
 common area leading to such street or highway;

(b) "Building" means a structure or structures containing in the  
 aggregate two or more apartments, comprising a part of the Property;

(c) "Condominium Ownership" means the individual ownership of a  
 particular Apartment in a Building and the common right to a share,  
 with other Co-owners, in the general and limited common elements of  
 the Property;

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