

excess of two-thirds (2/3) of the total value of the property, said percentage being determined solely by the Board of Directors, then the Board of Directors shall obtain reliable and detailed estimates of the cost of repair and restoration and thereafter shall call a meeting of the unit owners of the property not later than sixty (60) days after the casualty to determine the wishes of the unit owners with reference to the repair or restoration of the property or the abandonment thereof.

(a) In such event, the property shall not be repaired or restored unless all of the unit owners so elect.

(b) Should the unit owners elect to so restore or repair the property, then the Board of Directors shall proceed as outlined in paragraphs 6 and 7 herein.

(c) Should the unit owners elect not to repair or restore the property, then the property shall be removed from the provisions of the Horizontal Property Act by recording in the R.M.C. Office for Greenville County, South Carolina, an instrument terminating this Declaration, which said instrument shall further set forth the facts effacing the termination certified by the Association and executed by its President or Vice President and Secretary or Treasurer. The termination of the property shall become effective upon the recording of said instrument, and the unit owners shall thereupon become owners as tenants in common in the property and their undivided interests in the property shall be the same as their undivided interests in the common elements of the property prior to its termination and the mortgages and liens upon units shall become mortgages and liens upon the undivided interest of such tenants in common, with the same priority as existed prior to the termination of the property. The property and the undivided interests of the unit owners therein may thereafter be subject to an action for partition at the suit of any unit owner, in which event the net proceeds