

BALFER COURT
HORIZONTAL PROPERTY REGIME
DECLARATION OF CONDOMINIUM

EXHIBIT A

The fee simple title to the premises hereinafter described is submitted to condominium ownership pursuant to the "Horizontal Property Act" of South Carolina, subject only to the easements, rights of way, and agreements hereinafter set forth immediately following the legal description of the said premises.

All that piece, parcel or tract of land situate, lying and being on the Eastern side of Balfer Drive, in the County of Greenville, State of South Carolina, being shown on a plat entitled "Plot Plan Unit Identification and Survey for Balfer Court", prepared by Piedmont Engineers, Architects & Planners, dated July 12, 1979, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 74 at page 17, a copy of which is attached hereto as Exhibit C and made a part hereof, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the Eastern side of Balfer Drive at the joint corner of property herein described and property now or formerly of Wade Hampton Gardens, and running thence N. 62-45 E. 80 feet to a point in the center of a creek; thence with the center line of said creek as the line and having a tranverse line as follows: S. 61-22 E. 211.44 feet to a point, thence S. 82-34 E. 93.5 feet to an iron pin; thence S. 45-57 W. 586.13 feet to an iron pin on the Eastern side of Balfer Drive; thence with the Eastern side of Balfer Drive N. 8-26 E. 489.7 feet to the point of beginning.

The within conveyance is made subject to all rights of way and easements of record affecting the premises hereinabove described and is further made subject to all other rights of way, easements and restrictions necessary to effectuate the purposes and obligations set forth in the within Declaration of Condominium.

This is the identical property conveyed to the Grantor herein by deed of Threatt-Maxwell Enterprises, Inc., dated July 15, 1977, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 1063 at page 344 on August 24, 1977.