

Book 1217 at Page 572, by Clarence F. Evans, Grantor. The property comprising the Horizontal Property Regime was conveyed to the Grantor herein by deed of Crown Duke of Greenville, a Limited Partnership, recorded in the R.M.C. Office for Greenville County in Deed Volume 1202 at page 811 on 12/20/83.

This conveyance is made subject to the following:

(1) Real Estate Taxes for the current year and all future years;

(2) Conditions, restrictions, limitations and easements of record;

(3) The Master Deed and Exhibits attached thereto, including all benefits and obligations of ownership of an Apartment Unit in the Regime as provided in the Act and the Master Deed and Exhibits thereto, and

(4) Applicable governmental regulations, including zoning laws, as may be imposed upon the Project from time to time.

TOGETHER with the rights, members, hereditaments and appurtenances thereto;

IN ACCEPTING THIS DEED, the Grantee herein expressly acknowledges and agrees that:

(1) This conveyance is subject in every respect to the Master Deed and Exhibits attached thereto, as amended from time to time;

(2) The Grantee shall be bound by all terms and conditions of the Master Deed and Exhibits, as amended, in particular obligations to pay Assessments levied against the Grantee and the above-described Apartment Unit from time to time by the Association;

(3) The Directors of the Association, and each of them, are appointed his due and lawful attorney-in-fact, with full power of substitution, for purposes of negotiating, settling and otherwise dealing in all respects with (i) all insurers of the Regime in the event of damage, destruction or other costs; and (ii) any condemning authority in the event of any taking under a power of condemnation or eminent domain; all as more fully provided in the Master Deed; and

TO HAVE AND TO HOLD all and singular the said premises before mentioned unto said Grantee, his heirs and assigns forever.

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