

GREENVILLE S.C.

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DONNIE L. LEE

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STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)
DECLARATION OF COVENANTS,
CONDITIONS, AND RESTRICTIONS
CHANTICLEER TOWNS SUBDIVISION

THIS DECLARATION, made on the 24 day of MAY, 1983, by College Properties, Inc., hereinafter referred to as the "Declarant";

W I T N E S S E T H:

WHEREAS, the Declarant is the owner of certain property in Greenville County, South Carolina, which is more particularly described as follows:

ALL that piece, parcel or tract of land situate, lying and being in the State of South Carolina, County of Greenville, located near the Chanticleer Golf Course at Greenville, S. C. being known and designated as Lot No. 1 containing 8.777 acres, Lot No. 2 containing 7.717 acres and Lot No. 3 containing 17.176 acres giving an aggregate of 33.67 acres as shown on plat entitled "Various lots constituting the remaining PUD land adjoining Chanticleer Golf Course" prepared by Arbor Engineering, Inc. dated February 22, 1983 and recorded in the RMC Office for Greenville County in Plat Book 9-J at Page 70-71 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin at the joint northeast corner of Lot No. 1 and southeast corner of the Chanticleer Townhouses Phase I property and running thence S. 26-26 W. 535.41 feet to an iron pin; thence S. 13-16 W. 610.41 feet to an iron pin; thence N. 83-59 W. 233.40 feet to an iron pin at the corner of property now or formerly owned by Sarah Davis Thompson; thence with said line N. 67-19 W. 664.34 feet to an iron pin at the corner of Glendale Heights Addition Property; thence with said property N. 69-57 W. 804.4 feet to an iron pin at the William Maxwell Property Subdivision; thence with said property N. 69-22 W. 427.42 feet to an iron pin; thence N. 20-38 E. 49.27 feet to an iron pin at the corner of property now or formerly owned by the Greenville Country Club; thence with the line of the Greenville Country Club property, the following courses and distances: N. 72-59 E. 690.27 feet, S. 64-04 E. 60.20 feet, S. 88-54 E. 60.20 feet, S. 1-06 W. 27.86 feet, S. 64-04 E. 577.92 feet, N. 23-03 E. 631.42 feet, and N. 67-17 E. 483.19 feet to an iron pin at the corner of Chanticleer Townhouses Phase I property; thence with said line S. 47-44 E. 507.08 feet to an iron pin at the point of beginning.

WHEREAS, Declarant will convey the said property, subject to certain protective covenants, conditions, restrictions, liens and charges as hereinafter set forth;