

Recorded  
September 3, 1982

MASTER DEED

for

COPY

GREENFIELDS AT COLLEGE PARK  
Horizontal Property Regime

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Carolina Properties, Inc., having its principal office at [redacted] Horry County, South Carolina, hereinafter referred to as the GRANTOR, as the sole owner in fee-simple of the land and improvements hereinafter described, does hereby make, declare and publish its intention and desire to submit, and does hereby submit, the lands and buildings herein below described (Phase I), together with all other improvements thereon, including all easements, rights and appurtenances thereto belonging, to a Horizontal Property Regime (sometimes termed "condominium" ownership to be known as Greenfields at College Park, a Horizontal Property Regime) in the manner provided for by Sections 27-31-10 through 27-31-100 (both inclusive) of Chapter 31 entitled "Horizontal Property Act of the 1976 Code of Laws of South Carolina" as amended. In conformity with Sections 27-31-30 and 27-31-100 of said Act, the Grantor sets forth the following Particulars:

I.

The lands which are hereby submitted to the Horizontal Property Regime are described as follows:

ALL AND SINGULAR, That certain piece, parcel or tract of land situate, lying and being in Conway Township, Horry County, South Carolina, containing 3.36 acres, more or less, as shown on a map of property owned by John C. Thompson, Trustee, prepared by Robert L. Bellamy & Associates, Engineers and Land Surveyors, dated November 3, 1972, a copy of which map is recorded in Plat Book 54 at Page 115, in the office of the Clerk of Court for Horry County.

II.

SURVEY AND DESCRIPTION OF IMPROVEMENTS

Annexed hereto and expressly made a part hereof, as Exhibit A, is a plot plan showing the location of the buildings and other improvements, a set of floor plans of the buildings which show graphically the dimensions, area and location of each dwelling therein and the dimensions, area, and location of COMMON ELEMENTS and LIMITED COMMON ELEMENTS affording access to each DWELLING. Each DWELLING is identified by specific number on said Exhibit A and no DWELLING bears the same designation as any other DWELLING. Exhibit A is also recorded as a separate condominium plat in the public records of aforesaid Horry County, maintained by the Clerk of Court.

III.

ADDITIONAL PHASES AND EASEMENTS THEREFOR

In addition to the lands with improvements thereon in Phase I the grantor intends to acquire and complete construction of additional DWELLINGS on property contiguous or near to said property.

TRUE COPY. ATTEST  
*Richardson*  
CLERK OF COURT  
HORRY COUNTY, SOUTH CAROLINA  
BY *[Signature]*

HORRY COUNTY

