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FILED
STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE)

1998 JUN 15 P. 2: 54

JUDY G. HIX
REGISTER OF DEEDS

FIFTH AMENDMENT TO DECLARATION
(MASTER DEED) OF PROFESSIONAL
CENTER ON MILLS, FORMERLY
PHYSICIANS CENTER HORIZONTAL
PROPERTY REGIME

WHEREAS, by Declaration (Master Deed) dated September 25, 1984 and recorded in the RMC Office for Greenville County on October 12, 1984 in Deed Book 1223 at Pages 164 through 227 inclusive, the Declarant, AMERICAN SERVICE CORPORATION OF S.C., retained and reserved the right to subdivide the units in the regime; and

WHEREAS, by First Amendment to said Declaration (Master Deed) recorded in the RMC Office for Greenville County on February 19, 1986 in Deed Book 1260 at Pages 108 through 115, the name was changed from Physicians Center Horizontal Property Regime to Professional Center on Mills Horizontal Property Regime, and Unit 3 was subdivided into two (2) units known as Unit 3 and Unit 3-A; and

WHEREAS, by Second Amendment to said Declaration (Master Deed) recorded in the RMC Office for Greenville County on June 13, 1986 in Deed Book 1268 at Pages 559 through 566, Unit 2 was subdivided into three (3) units known as Units 2, 2-A and 2-B and the percentage of undivided interests in the General Common Elements and Limited Common Elements was changed as shown in

48266

6-15 2755
6-15 2694
3
3
1200
100

dimensions, likewise shown on Exhibit "A".

Except as heretofore amended and herein amended, the Declaration shall remain in full force and effect.

IN WITNESS WHEREOF, the undersigned have executed this document this

21 day of May 1998.

IN THE PRESENCE OF:

Mary Cunnelly
Jenny King
Mary Cunnelly
Jenny King
Mary Cunnelly
Jenny King

BY: Robert C. Ray
Robert C. Ray

TITLE: owner

BY: Robert C. Ray
Robert C. Ray

TITLE: partner/owner
310 Mills Ave. Associates, a partnership

BY: James D. Faulkner
James D. Faulkner

BY: R. Bruce Owen
R. Bruce Owen

TITLE: owner
Owen-Faulkner & Associates, Inc.

STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENVILLE)

PROBATE

PERSONALLY appeared before me the undersigned who made oath that (s)he saw all the above sign, seal and deliver the foregoing Agreement this 21 day of May 1998.

Jenny King

Subscribed and sworn to before me this 21st day of May, 1998.

Mary Connelly
Notary Public for South Carolina
My Commission Expires: 4-22-05.

Mary Connelly
Jenny King

BY: W H Ehlies

William H. Ehlies

TITLE: W H Ehlies ✓

William H. Ehlies, P.A.

Mary Connelly

BY: David L Narramore

David L. Narramore, A.I.A.

Jenny King

TITLE: David L Narramore ✓

Narramore Associates, Inc.

Mary Connelly
Jenny King

BY: J R Owings Jr

J. R. Owings, Jr. DDS, MSD

TITLE: President Owings ✓

Peridontic Associates, P.A.

Mary Connelly
Jenny King

BY: F Terhune Sudderth

F. Terhune Sudderth

TITLE: owner ✓

Sudderth Dental Laboratory

Mary Connelly
Jenny King

BY: Harold C Jennings Jr DMD

Harold C. Jennings, Jr. DMD

TITLE: owner Unit #1

Harold C. Jennings, Jr. DMD

EXHIBIT A

CHART SHOWING PERCENTAGE INTEREST
IN THE COMMON ELEMENTS
FOR UNITS 1, 2, 2-A, 3, 3-A, 3-B, 3-C AND 3-D
AND THE BASIC VALUES OF UNITS AND
THE METHOD OF CALCULATING THE
PERCENTAGE INTEREST OF EACH UNIT AT
EACH STAGE OF DEVELOPMENT

<u>UNIT NUMBER</u>	<u>SQUARE FOOTAGE</u>	<u>BASIC VALUE</u>	<u>PERCENTAGE INTEREST</u>
1	1,494.6	\$119,568	.0976562
2	2,305.50	226,840	.1852698
2A	1,698.0	93,440	.0763164
2B	2,163.9	173,112	.1413879
3	3,489.0	279,120	.2279692
3A	1,158.7	92,696	.0757087
3B	498.0	39,840	.032539
3C	946.0	75,680	.0618110
3D	<u>1,551.0</u>	<u>124,080</u>	<u>.1013414</u>
TOTAL	15,304.7	\$1,224,376	100%

The Basic Value of all units is based on \$80 per square foot of space calculated to the exterior walls of the building and to the center line of adjoining units. The unit is more fully defined in the Declaration (Master Deed) and said definition shall control as to ownership.

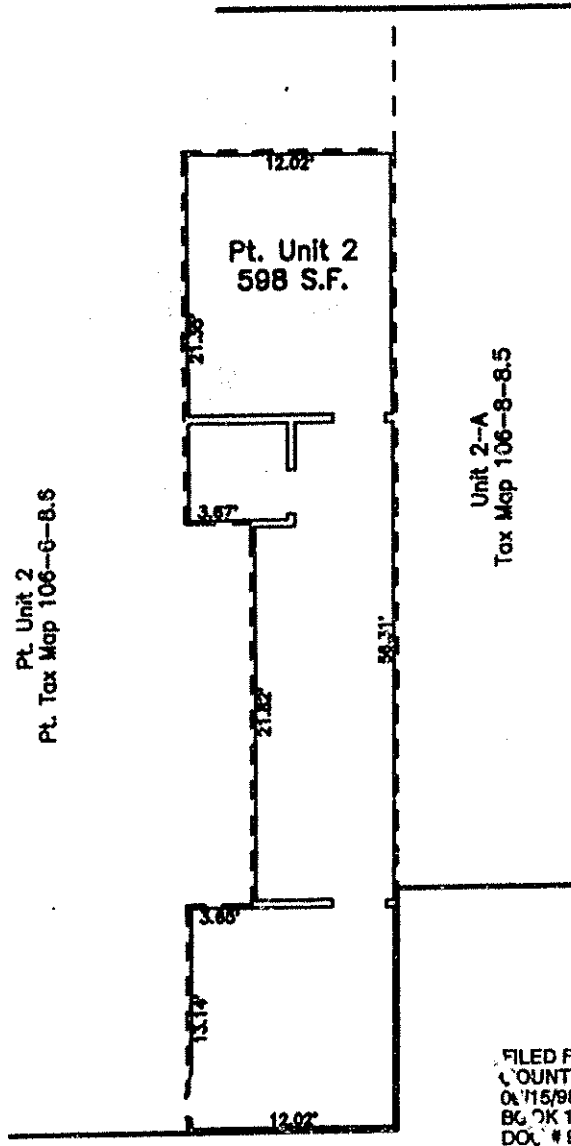
The "Basic Value" is used to establish the percentage of the co-owners in the common elements, and the expenses of, and rights in, the elements held in common, in compliance with the Horizontal Property Act of South Carolina.

The Basic Value is fixed solely for the purpose of said Act and the actual value may differ from the Basic Value.

The Declarant has reserved the right to build in stages on property shown on Exhibit "B" of the Declaration (Master Deed). The Declarant proposes to construct no more than five buildings having a total of no more than 60,000 square feet.

The percentage of ownership in the common elements for each unit in the stages of development shall be calculated by dividing the Basic Value of said unit by the total or the Basic Value of all units at each stage of development.

All units in future stages shall have a comparable architectural styles, quality of construction and quality of building materials equal or better than those in the original units.



FILED FOR RECORD IN GREENVILLE
COUNTY SC R.O.D. OFFICE AT 02:54 PM
04/15/98 RECORDED IN DEED
BOOK 1768 PAGE 0472
DOL # 98048266

Jerry A. Hill

Reference survey titled "Physicians Center Horizontal Property Regime" dated 9-24-84 and recorded in P.B. 10M-54 for boundary information and additional notes.