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FILED
GREENVILLE, SC

2004 MAR -4 P 12: 26

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

**RATIFICATION OF ALL
AMENDMENTS TO DECLARATION
(MASTER DEED) OF
PROFESSIONAL CENTER ON
MILLS HORIZONTAL PROPERTY
REGIME AND SEVENTH
AMENDMENT TO THE DECLARATION**

JUDY G. HIX
REGISTER OF DEEDS

WHEREAS, by Declaration (Master Deed), dated September 25, 1984, and recorded in the Office of the Register of Deeds for Greenville County, South Carolina on October 2, 1984 in Deed Book 1223, at Pages 164 through 227, inclusive, the Declarant, American Service Corporation of SC, 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 Office of the Register of Deeds for Greenville County, South Carolina on February 19, 1986 in Deed Book 1260, at Page 108, the name was changed from Physician's 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 Office of the Register of Deeds for Greenville County, South Carolina on June 13, 1986 in Deed Book 1268, at Page 559, Unit 2 was subdivided into three (3) units known as Unit 2, Unit 2-A and Unit 2-B and the percentage of undivided interests in the general common elements and limited common elements was changed as shown in Exhibits "A" and "B" thereof, and

WHEREAS, by Third Amendment to said Declaration (Master Deed) recorded in the Office of the Register of Deeds for Greenville County, South Carolina on June 1, 1988 in Deed Book 1326, at Page 964, Unit 3 was further divided into Unit 3 and Unit 3-B and the percentages of undivided interests in the general common elements and the limited common elements were changed as shown on Exhibits "A" and "B" thereof; and

WHEREAS, by Fourth, Fifth and Sixth Amendment to said Declaration (Master Deed) recorded in the Office of the Register of Deeds for Greenville County, South Carolina in Deed Book 1685, at Page 572, Deed Book 1768, at Page 472, and Deed Book 2058, at Page 1428, respectively, Declarant and Owners amended the Declaration as shown therein; and

WHEREAS, Declarant has now divested itself of all interests and duties and assigned same to the current Owners and now all the current Owners, being the undersigned, desire to ratify all Amendments to the Declaration (Master Deed) of Professional Center on Mills Horizontal Property Regime and that the Declaration (Master Deed) be further amended to provide for the subdivision to date of Unit 3 into Units 3, 3-A, 3-B, 3-C, and 3-D as shown on Exhibit A attached hereto and that the percentage of undivided interest in the general common elements and limited common elements of all units are hereby changed to the percentage of undivided interests and to have the square footage and dimension likewise as shown on Exhibit "B".

See Attorney's Certificate attached hereto as Exhibit "C" and incorporated herein by reference.

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

Dated this 1st day of ~~February~~ March, 2004.

WITNESS:

CD Thomas

[Signature]

[Signature]

[Signature]

[Signature]

Robin A. Johnston

[Signature]

Charles [Signature]

[Signature]

Julie S. Shealy

Cheryl T. [Signature]

Jerry M. Knight

[Signature]

[Signature]

Harold C. Jennings, Jr. DMD

Harold C. Jennings, Jr., DMD
Owner - Unit 1

LeGrand Office Property, LLC

[Signature]

By: Charles D. LeGrand, Member
Owner - Unit 2

Robert C. Ray

Robert C. Ray
Owner - Unit 2-A

[Signature]

James R. Owings, Jr.
Owner - Unit 2-B

Natalie S. Narramore

Natalie S. Narramore
Owner - Unit 3

[Signature]

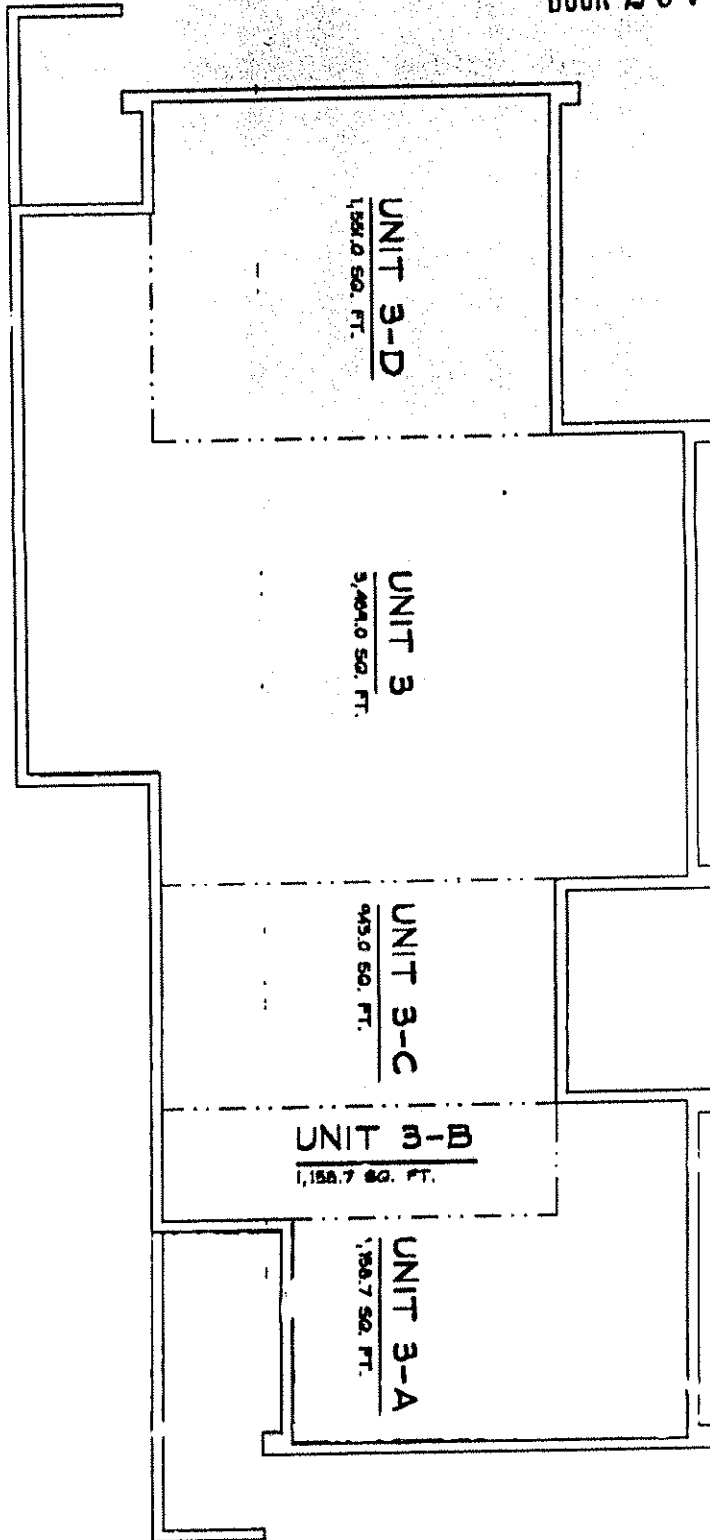
William H. Ehlers
Owner - Unit 3-A and Unit 3-B

[Signature]

Terhune Sudderth
Owner - Unit 3-C

EXHIBIT "A"

BOOK 2077 PAGE 1878



NARRAMORE ASSOCIATES, INC.
 100 NARRAMORE DRIVE
 NARRAMORE, ALABAMA 36688
 (205) 833-1111
 FAX (205) 833-1112
 WWW.NARRAMOREASSOCIATES.COM

MILLS AVE OFFICE
 100 MILLS AVE
 SUITE 200
 NARRAMORE, AL 36688

2A
 TITLE PLAN
 NARRAMORE ASSOC
 2004-02-23

EXHIBIT "B"

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 the Units and
the Method of Calculating the
Percentage Interest of each Unit

<u>Unit Number</u>	<u>Square Footage</u>	<u>Basic Value</u>	<u>Percentage Interest</u>
1	1,494.6	\$119,568.00	.0976849
2	3,000.00	\$240,000.00	.1960758
2-A	1,000.00	\$80,000.00	.0653586
2-B	2,163.90	\$173,112.00	.1414295
3	3,489.0	\$279,120.00	.2280362
3-A	1,158.70	\$92,696.00	.0757310
3-B	498.00	\$39,840.00	.0325486
3-C	945.0	\$75,580.00	.0617639
3-D	1,551.00	\$124,080.00	.1013712
Total	15,330.20	\$1,223,996.00	100.00%

The Basic Value of all units is based upon \$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 Regime 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 contract 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 of the Basic Value of all units at each stage of development.

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

EXHIBIT "C"

ATTORNEY'S CERTIFICATE

I hereby certify that I have reviewed the Ratification of all Amendments to Declaration (Master Deed) and the Seventh Amendment to Declaration of Professional Center on Mills Horizontal Property Regime, including the attached plan showing the reconfiguration of Unit 3, and the reallocation of the ownership of the Common Elements will not impair or in any way affect the validity or the continuing legality of the Master Deed.

HORTON, DRAWDY, WARD & JENKINS, PA


Thomas F. Dugas, Esquire

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Judy A. Hill