

STATE OF SOUTH CAROLINA)
)
COUNTY OF BEAUFORT)

LOUIS M. JAFFE,)
DECLARANT,)
)
TO)
)
BARONY WOODS HORIZONTAL)
PROPERTY REGIME)

MASTER DEED ANNEXATION
DECLARATION OF PHASE II
BARONY WOODS HORIZONTAL
PROPERTY REGIME

KNOW ALL MEN BY THESE PRESENTS, that this MASTER DEED ANNEXATION
DECLARATION FOR PHASE II BARONY WOODS HORIZONTAL PROPERTY REGIME, made this
12th day of June, 1984, as set forth by LOUIS M. JAFFE, 16 Juniper
Lane, Hilton Head Island, South Carolina 29928 (hereinafter referred to as the
"Declarant"), does hereby declare:

FILED IN DEED - M BOOK 396 PAGE 1589
FILED AT 154500 ON 06/13/84
W I T N E S S E S, that:

WHEREAS, on the 9th day of May, 1984, pursuant to S.C. Code Ann. §
27-31-10 through 27-31-300 (1976) of the Horizontal Property Act, Declarant
established Barony Woods Horizontal Property Regime by Master Deed filed in
the Office of the Clerk of Court for Beaufort County, South Carolina, in Deed
Book 394 at Page 614, which said Master Deed and the Exhibits attached thereto
are incorporated herein by this reference thereto; and

WHEREAS, Declarant has heretofore dedicated all of Phase I to the
Regime according to the plan of the Horizontal Property Regime; and

WHEREAS, the above referred to Master Deed contained the plan of
development and other matters necessary for a phased condominium regime as

NOVIT & SCARMINACH, P.A.
ATTORNEYS AT LAW
P.O. DRAWER 14
HILTON HEAD ISLAND
SOUTH CAROLINA
29928

- 1 -

BEAUFORT COUNTY TAX MAP REFERENCE

Dist	Map	Submap	Parcel	Block
510	8		220	

required by Title 27, Chapter 31 of the Code of Laws of South Carolina 1976, as amended; and

WHEREAS, ARTICLE II, Section 11 of the aforesaid Master Deed reserved to the Declarant the option to add all or any property referred to as "Additional Property" in said Master Deed to the Horizontal Property Regime in future phases; and

WHEREAS, the property described herein at Exhibit "A" was included in the aforesaid Additional Property; and

WHEREAS, by execution of this amendment, the Declarant does hereby exercise his right under the aforesaid option to expand the Regime by addition of Phase II, as more particularly described herein.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that Declarant does hereby state and declare:

FILED IN DEED - M BOOK 396 PAGE 1590
FILED AT 154500 ON 06/13/84

1. That the Declarant does hereby elect to exercise and does hereby exercise the options and rights hereinabove referred to and more particularly set forth in the Master Deed of the Barony Woods Horizontal Property Regime recorded in the Office of the Clerk of Court for Beaufort County, South Carolina, in Deed Book 394 at Page 614, et seq., to amend said Master Deed to include Phase II property more particularly described and set forth in Exhibit "A" hereto as part of the Barony Woods Horizontal Property Regime in such a way that the said Barony Woods Horizontal Property Regime shall be composed of the properties formerly designated as Phase I and Phase II. Effective upon the filing of this Declaration, the property included in the Barony Woods Horizontal Property Regime shall be as described in Exhibit "AII" hereto, which description includes both the Phase I and Phase II Properties.

NOVIT & SCARMENACH, P.A.
ATTORNEYS AT LAW
P.O. DRAWER 14
HILTON HEAD ISLAND
SOUTH CAROLINA
29928

2. That the Declarant is the sole owner of the land and improvements described in Exhibit "A" hereto, which land and improvements are shown on an as Built plat of Barony Woods Horizontal Property Regime, said plat being attached hereto as Exhibit "B" and recorded in the Office of the Clerk of Court for Beaufort County, South Carolina, in Plat Book 32 at Page 81.

3. That the Declarant does hereby, by duly executing this Declaration, submit the land referred to in paragraph 2, together with the buildings and improvements erected thereon, and all easements, rights and appurtenances belonging thereto (hereinafter referred to as the "Property") to the provisions of the Master Deed for Barony Woods Horizontal Property Regime and the provisions of the Horizontal Property Act of the State of South Carolina, and does hereby state that it proposes to make the Property a part of the Barony Woods Horizontal Property Regime to be governed by the provisions of the aforementioned Master Deed and the Provisions of the Horizontal Property Act of South Carolina.

4. That the improvements constructed on and forming a part of Phase II are constructed in accordance with the specifications and floor plans attached hereto at Exhibit "C". Said specifications and the floor plans were prepared by Dolphin Corporation Architectural Design Group and signed by G. Wayne Windham, Jr., architects duly licensed to practice in the State of South Carolina. Attached hereto at Exhibit "CII" is a Certificate by said architect that the units constructed on the Property were constructed in accordance with said plans. Attached at Exhibit "D" is a description of the Dwelling Units in Barony Woods Horizontal Property Regime.

5. That the Property within Phase II, which is being added to and

NOVIT & SCARBINACL, P.A.
ATTORNEYS AT LAW
P.O. DRAWER 14
HILTON HEAD ISLAND
SOUTH CAROLINA
29926

- 3 -
FILED IN DEED - M BOOK 396 PAGE 1591
FILED AT 154500 ON 06/13/84

combined with the Phase I Property of Barony Woods Horizontal Property Regime, includes seven (7) buildings containing two (2) individual dwelling units per building, Unit Numbers 1, 2, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15 and 16 (hereinafter referred to as "Units") all of which are to be used for residential purposes. The Units are capable of individual utilization, as a result of having their own exits to the common elements of the Property and a particular and exclusive property right thereto, and also an undivided interest in the general and limited common elements of the Property, as set forth in the Master Deed to said Horizontal Property Regime recorded in the Office of the Clerk of Court for Beaufort County, South Carolina in Deed Book 394 at Page 614 et seq. and as hereinafter set forth, as necessary for their adequate use and enjoyment (hereinafter referred to as "Common Elements"), all of the above in accordance with the Horizontal Property Act of South Carolina.

6. That the Property comprising Phase II and being hereby added to the Phase I Property of the Barony Woods Horizontal Property Regime has a total of 47,872.5 square feet which shall constitute and be occupied by enclosed Units and a total of 83,059 square feet which shall constitute the remainder of the Common Elements.

7. That the total Property of the Barony Woods Horizontal Property Regime, subsequent to the filing of this Declaration and including both the Phase I and Phase II Property, has a total of 4.065 acres of which 54,711.4 square feet will constitute Units and 83,059 square feet will constitute the Limited and Common Elements.

8. The percentage of title and interest appurtenant to each Condominium and the Condominium Owner's title and interest in the Common

Elements (both General and Limited of the Property) and their share in the profits and common monthly expenses as well as proportionate representations for voting purposes in the meeting of the Association of Unit Owners of the Regime is based on the proportionate value of each Apartment to the value of the total Property (both Phase I and Phase II) as set forth in Exhibit "E" hereto, which Exhibit "E" is intended to modify and be substituted for the schedule contained in Exhibit "F" of the Master Deed recorded in the Office of the Clerk of Court for Beaufort County, South Carolina in Deed Book 394 at Page 614. Proportionate representation for voting purposes and the percentage of the undivided interest in the Common Elements provided in this paragraph and in Exhibit "E" shall not be altered without the acquiescence of the co-owners representing all of the Apartments expressed in a duly recorded amendment to this Master Deed for such Regime or by an amendment filed by the Grantor in accordance with the Master Deed.

9. The purpose of this Declaration being to add Phase II Property to the Barony Woods Horizontal Property Regime, so as to make it an integral part of said Regime, all provisions of the Master Deed establishing Barony Woods Horizontal Property Regime as recorded in the Office of the Clerk of Court for Beaufort County, South Carolina, which are not modified herein are expressly incorporated into and reaffirmed by this Declaration in the same manner as if the same were expressly set forth herein. This Declaration is intended to comply with the provisions of the aforementioned Master Deed and the Horizontal Property Act of South Carolina. In case any of the provisions stated above conflict with the provisions of said statute, the provisions of said statute shall control. The provisions hereof shall be independent and severable, and the invalidity in whole or in part of any section, subsection,

NOVIT & SCARMINACH, P.A.
ATTORNEYS AT LAW
P.O. DRAWER 14
HILTON HEAD ISLAND
SOUTH CAROLINA
29928

- 5 -

FILED IN DEED - M BOOK 396 PAGE 1593
FILED AT 154500 ON 06/13/84

sentence, clause, phrase or word, or other provisions of this Amendment shall not affect the validity or enforceability of the remaining portions thereof and in such event, all the other provisions of this Declaration shall continue in full force and effect as if such invalid provision had never been included therein.

10. That the purpose of this Declaration also is to reflect the current as-built status of Barony Woods Horizontal Property Regime as established by the Master Deed recorded in the Office of the Clerk of Court for Beaufort County, South Carolina in Deed Book 394 at Page 614, which is now modified herein by this document to substitute for the Plat of Record referred to in said Master Deed, the current as-built Plat being recorded in Plat Book 32 at Page 81.

IN WITNESS WHEREOF, LOUIS M. JAFFE has hereunto set his hand and seal this 12th day of June, 1984.

WITNESSES:

Robert B. Mathis
Linda H. Pooner

DECLARANT:

Louis M. Jaffe
Louis M. Jaffe

FILED IN DEED - M BOOK 396 PAGE 1594
FILED AT 154500 ON 06/13/84

NOVIT & SCARMENACH, P.A.
ATTORNEYS AT LAW
P.O. DRAWER 14
HILTON HEAD ISLAND
SOUTH CAROLINA
29928

STATE OF SOUTH CAROLINA)
)
COUNTY OF BEAUFORT)

PROBATE

PERSONALLY appeared before me Robert B. Martin, and made oath that s/he saw the within named LOUIS M. JAFFE, sign, seal and as his act and deed, deliver the within Instrument, and that s/he with Linda H. Toomer witnessed the execution thereof.

Robert B. Martin

SWORN to and subscribed before me this 12th day of June, 1984.

Linda H. Toomer
Notary Public for South Carolina
My Commission Expires: 8-22-84

6.1(BAR)

FILED IN DEED - M BOOK 396 PAGE 1595
FILED AT 154500 ON 06/13/84

EXHIBIT "A"

DESCRIPTION OF BARONY WOODS HORIZONTAL PROPERTY REGIME PHASE II PROPERTY

ALL that certain piece, parcel or tract of land known as Phase II, Barony Woods Horizontal Property Regime, consisting of approximately 3.911 acres more or less and located on Hilton Head Island, Beaufort County, South Carolina, as shown and described on a survey entitled "BARONY WOODS HORIZONTAL PROPERTY REGIME PHASE I AND II, section of Port Royal Plantation", dated March 31, 1984, and last revised June 4, 1984, prepared by Surveying Consultants of Hilton Head Island, Inc., and signed by Antoine Vinel S.C.R.L.S. #9064, and recorded in the Office of the Clerk of Court for Beaufort County, South Carolina, in Plat Book 32 at Page 81. For a more detailed description as to courses, metes, bounds, distances, location, etc., reference may be had to the aforesaid plat.

AND, ALSO, an undivided interest in the past and future common elements as shown or will be shown on the within above referred to Plat of Record or in the Master Deed and as actually exists or will exist in Barony Woods Horizontal Property Regime.

AND, ALSO, an easement for ingress, egress, and access to the above described property across all other property of Barony Woods Horizontal Property Regime Phases I and II as may be shown on the above referred to and previously recorded Plats or as actually exist or will exist in the future; and

AND, ALSO, a nonexclusive easement appurtenant for parking and vehicular and pedestrian ingress, egress and access to the above described property over that property shown as "Access Road Easement" as shown on the above referred to plat;

The within Master Deed Annexation Declaration was prepared in the law offices of Novit & Scarminach, P. A., Post Office Drawer 14, Hilton Head Island, South Carolina 29938.

FILED IN DEED - M BOOK 396 PAGE 1596
FILED AT 154500 ON 06/13/84

EXHIBIT "AII"

DESCRIPTION OF BARONY WOODS HORIZONTAL PROPERTY REGIME PHASE I AND II PROPERTY

ALL those certain pieces, parcels or tracts of land shown and described as Phase I and Phase II containing 4.065 acres on a plat entitled "BARONY WOODS HORIZONTAL PROPERTY REGIME PHASE I AND II, a section of Port Royal Plantation" prepared by Surveying Consultants of Hilton Head Island, Inc., and signed by Antoine Vinel S.C.R.L.S. #9064, dated March 31, 1984, and last revised June 4, 1984, to show Phases I and II together, as recorded in the Office of the Clerk of Court for Beaufort County, South Carolina, in Plat Book 32 at Page 81.

FILED IN DEED - M BOOK 396 PAGE 1597
FILED AT 154500 ON 06/13/84

NOVIT & SCARMINACH, P.A.
ATTORNEYS AT LAW
P.O. DRAWER 14
HILTON HEAD ISLAND
SOUTH CAROLINA
29928

EXHIBIT "B"

DESCRIPTION OF PLAT

That certain plat entitled "An As-Built Plat of Barony Woods Horizontal Property Regime, Phase I and II, a section of Port Royal Plantation" dated March 31, 1984, and last revised June 4, 1984, and prepared by Antoine Vinel S.C.R.L.S. No. 9064, and recorded in the Office of the Clerk of Court for Beaufort County, South Carolina in Plat Book 32 at Page 81.

FILED IN DEED - M BOOK 396 PAGE 1598
FILED AT 154500 ON 06/13/84

NOVIT & SCARMINACH, P.A.
ATTORNEYS AT LAW
P.O. DRAWER 14
HILTON HEAD ISLAND
SOUTH CAROLINA
29928

EXHIBIT "C"

DESCRIPTION OF FLOOR PLANS

All those certain plans and specifications consisting of 21 pages entitled "Barony Woods" prepared by Dolphin Corporation Architectural Design Group and signed by G. Wayne Windham, South Carolina Registered Architect No. 2740, and dated November 11, 1983, and recorded in the Office of the Clerk of Court for Beaufort County, South Carolina in Plat Book 32 at Page 80.

FILED IN DEED - M BOOK 396 PAGE 1599
FILED AT 154500 ON 06/13/84

NOVIT & SCARMINACH, P.A.
ATTORNEYS AT LAW
P.O. DRAWER 14
HILTON HEAD ISLAND
SOUTH CAROLINA
29928

EXHIBIT "CII"

The undersigned, G. Wayne Windham, Jr., Dolphin Architectural Group, Architects, authorized and licensed in the State of South Carolina, hereby certifies that the Plans of Barony Woods Phase II Horizontal Property Regime, attached hereto as Exhibit "C", fully and accurately, within reasonable construction tolerances, depict the layout and dimensions of Barony Woods Phase II Horizontal Property Regime and its common elements, limited common elements, and apartments shown therein.

WITNESSES:

[Signature]
Robert B. Martin

DOLPHIN ARCHITECTURAL GROUP

By: [Signature]
G. Wayne Windham, Jr.

STATE OF SOUTH CAROLINA)
COUNTY OF BEAUFORT)

PROBATE

PERSONALLY appeared before me Charles W. McIntire, Jr., and made oath that (s)he saw the within named DOLPHIN ARCHITECTURAL GROUP by G. Wayne Windham, Jr. its Principal sign, seal and as its act and deed, deliver the foregoing certificate and that (s)he with ROBERT B. MARTIN witnessed the execution of same.

[Signature]
(witness)

SWORN to before me this 12th day of JUNE, 1984.

[Signature]
Notary Public for South Carolina
My Commission expires: 9/4/93

FILED IN DEED - M BOOK 396 PAGE 1600
FILED AT 154500 ON 06/13/84

EXHIBIT "D"

PHASE I AND PHASE II

ALL PHASES (16 UNITS)

Barony Woods Horizontal Property Regime Description of Unit Types.

Type A Units include units: 2, 3, 5, 11, 13 and 14 in Barony Woods Horizontal Property Regime. These units are generally described as a 2 bedroom, 2-1/2 bath attached condominiums with a living room, with dining room adjacent, den and kitchen. Each unit contains a total gross heated floor area of approximately 1488 sq. ft. on 2 floors with an exterior rear patio containing approximately 241 sq. ft.

Type C Units include units: 1, 4, 6, 7, 8, 9, 10, 12, 15 and 16 in Barony Woods Horizontal Property Regime. These units are generally described as a 3 bedroom, 2 bath attached condominiums with a living room, with dining room adjacent, den and kitchen. Each unit contains a total gross heated floor area of approximately 1723 sq. ft. on 2 floors with an exterior patio containing approximately 241 sq. ft.

PHASE II (14 UNITS)

Unit Numbers and Unit Types in Phase II Barony woods Horizontal Property Regime:

Units 2, 5, 11, 13 and 14: are Type A Units which are generally described as 2 bedroom, 2-1/2 bath attached condominiums with a living room, with dining room adjacent, den and kitchen. The units contain a total gross heated floor area of approximately 1488 sq. ft. on 2 floors with an exterior rear patio containing approximately 241 sq. ft.

Units 1, 6, 7, 8, 9, 10, 12, 15 and 16: are Type C Units which are generally described as 3 bedroom, 2 bath attached condominiums with a living room, with dining room adjacent, den and kitchen. The units contain a total gross heated floor area of approximately 1723 sq. ft. on 2 floors with an exterior patio containing approximately 241 sq. ft.

FILED IN DEED - M BOOK 396 PAGE 1601
FILED AT 154500 ON 06/13/84

EXHIBIT "E"

The percentage of undivided interest in the Common Elements appurtenant to each unit now or hereafter made subject to the Master Deed for Barony Woods Horizontal Property Regime and this Annexation Declaration is as follows:

PHASE I AND PHASE II

ALL PHASES (16 UNITS)

<u>Model Type</u>	<u>Unit Number</u>	<u>Value (for percentage purposes only)</u>	<u>Percentage Total Value</u>
<u>PHASE I</u>			
Type A:	3	\$134,900.00	5.9208%
Type C:	4	\$146,900.00	6.4475%
<u>PHASE II</u>			
Type C:	1	\$146,900.00	6.4475%
Type A:	2	\$134,900.00	5.9208%
Type A:	5	\$134,900.00	5.9208%
Type C:	6	\$146,900.00	6.4475%
Type C:	7	\$146,900.00	6.4475%
Type C:	8	\$146,900.00	6.4475%
Type C:	9	\$146,900.00	6.4475%
Type C:	10	\$146,900.00	6.4475%
Type A:	11	\$134,900.00	5.9208%
Type C:	12	\$146,900.00	6.4475%
Type A:	13	\$134,900.00	5.9208%
Type A:	14	\$134,900.00	5.9208%
Type C:	15	\$146,900.00	6.4475%
Type C:	16	\$146,900.00	6.4475%
Totals:	16 units	<u>\$2,278,400.00</u>	<u>100.00%</u>

FILED IN DEED - M BOOK 396 PAGE 1602
FILED AT 154500 ON 06/13/84

STATE OF SOUTH CAROLINA)
)
COUNTY OF BEAUFORT) MORTGAGE JOINDER

W I T N E S S E T H

This Agreement made this 12th day of JUNE, 1984, by and between Louis M. Jaffe (hereinafter referred to as "Mortgagor") and The Citizens and Southern National Bank of South Carolina on Hilton Head Island, South Carolina (hereinafter referred to as "Mortgagee").

WHEREAS, Mortgagor and Mortgagee, on the 28th day of September, 1983, entered into that certain South Carolina First Mortgage Agreement for the construction by Mortgagor of the Barony Woods Phased Horizontal Property Regime (the "Property") said mortgage being recorded in the Office of the Clerk of Court, Beaufort County, South Carolina, in Mortgage Book 296 at Page 1222; and

WHEREAS, on or about May 9, 1984, Mortgagor, with Mortgagee's consent, dedicated Phase I of Barony Woods Horizontal Property Regime by recording in the Office of the Clerk of Court, Beaufort County, South Carolina, in Deed Book 394 at Page 614 a Master Deed establishing said Regime; and

WHEREAS, Mortgagor desires to hereby obtain Mortgagee's consent to the dedication of Phase II upon the Property of said Horizontal Property Regime according to the provisions set forth in the aforesaid Master Deed; and

WHEREAS, the Annexation Declaration for Phase II to which this document is attached GIVES Mortgagor the right to dedicate Phase II to the Regime, as provided for and in accordance with the provisions of the Master Deed for Barony Woods Horizontal Property Regime.

NOW, THEREFORE, for full and valuable consideration, the receipt and adequacy whereof is hereby acknowledged, the parties hereto agree as follows:

NOVIT & SCARMINACH, P.A.
ATTORNEYS AT LAW
P.O. DRAWER 14
HILTON HEAD ISLAND
SOUTH CAROLINA
29928

- 1 -
FILED IN DEED - M BOOK 396 PAGE 1603
FILED AT 154500 ON 06/13/84

1. Mortgagee hereby accepts, approves and consents to the dedication of Phase II, upon the property mortgaged, of the Horizontal Property Regime according to the provisions set forth in the above referenced BARONY WOODS HORIZONTAL PROPERTY REGIME MASTER DEED and the ANNEXATION DECLARATION FOR PHASE II, to which this document is attached.
2. Mortgagee hereby waives any further declaration of consent to the provisions of said Master Deed and Annexation Declaration as may be required by any provision of said Mortgage or any document entered into between Mortgagor and Mortgagee in respect to the property mortgaged.

IN WITNESS WHEREOF, the parties hereto have set their hands and seals this

12th day of June, 1984.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Robert B. Marts
Linda H. Tooner

MORTGAGOR:

Louis M. Jaffe
Louis M. Jaffe

MORTGAGEE:

THE CITIZENS AND SOUTHERN NATIONAL BANK
OF SOUTH CAROLINA

BY: Walter Jaffe

Robert B. Marts
Robert B. Marts

ATTEST: [Signature]

FILED IN DEED - M BOOK 396 PAGE 1604
FILED AT 154500 ON 06/13/84

STATE OF SOUTH CAROLINA)
)
COUNTY OF BEAUFORT) PROBATE

PERSONALLY appeared before me Robert B. Martin, who on oath, says that (s)he saw the within named Louis M. Jaffe sign, seal, and deliver the within written instrument, and that (s)he with Linda H. Domez witnessed the execution thereof.

SWORN to before me this 12th day
of June, 1984.

Robert B. Martin
(witness)

Linda H. Domez
Notary Public for: South Carolina
My Commission expires: 8-22-84

STATE OF SOUTH CAROLINA)
)
COUNTY OF BEAUFORT) PROBATE

PERSONALLY appeared before me Charles W. McIntyre, Jr. who, on oath, says that (s)he saw the within named Citizens and Southern National Bank of South Carolina by WALTER GAYLE, its OFFICER, sign the within document, and Jonathan Doleman, its OFFICER, attest the same, and that (s)he with ROBERT B. MARTIN witnessed the execution thereof.

SWORN to before me this 12th day
of JUNE, 1984.

Charles W. McIntyre, Jr.
(witness)

Robert B. Martin
Notary Public for South Carolina
My Commission expires: 9/4/93

6.1(BWMJ)

RECORDED THIS 21st DAY
OF June, 1984
IN BOOK P PAGE 594

FEES, \$
Jonathan Doleman
AUDITOR, BEAUFORT COUNTY, S. C.

NJS
FILED IN DEED - M BOOK 396 PAGE 1605
FILED AT 154500 ON 06/13/84 42205
BOOK NUMBER 396 PAGES 1589- 1605
FILING FEE 18.00
STATE STAMPS .00
COUNTY STAMPS .00
TOTAL FEES 18.00
HENRY JACKSON
CLERK OF COURT BFT CNTY, SC

State of South Carolina,
COUNTY OF BEAUFORT }

Know All Men By These Presents, That the Beaufort County
Higher Education Commission

BEAUFORT COUNTY TAX MAP REFERENCE

Dist	Map	Submap	Parcel	Block
120	4		433	

FILED IN DEED BOOK 126 PAGE 1686
FILED AT 155500 ON 06/13/84

in the State aforesaid for and in consideration of the
 sum of One Dollar (\$1.00) and other valuable consideration
 to it paid by the University of South Carolina
 in the State aforesaid, the receipt whereof is hereby
 acknowledged, have granted, bargained, sold and released, by these presents do grant, bargain, sell and release
 unto the said University of South Carolina, its successors and assigns
for so long as the University of South Carolina continues
to operate the USC-Beaufort campus:

All that piece, parcel or tract of land with the improvements thereon situate lying and being in the City of Beaufort, Beaufort County, South Carolina and known as Block 32 and more particularly described as follows:

Commencing at an iron pin placed at the NE corner of the subject property which is located at the corner of Carteret Street and Washington Street thence running East along Washington Street 238.5 feet to an iron pin placed at the corner of Washington Street and New Street thence running South 320.0 feet along New Street to an iron pin located at the corner of New Street and Duke Street, thence running West along Duke Street 238.5 feet to an iron pin located at the corner of Duke Street and Carteret Street thence running North along Carteret Street 320.0 feet to the point of beginning. This property is more particularly shown and delineated on a plat prepared for the University of South Carolina Branch, Beaufort Regional Campus prepared by R. D. Trogdon, Jr., R.L.S. 2712, which is recorded in Plat Book 32 page 82 in the RMC office for Beaufort County.

This is the same property which was granted to the Grantor by deed of C. Ray Carter, Reece Gibson, Charles E. Fraser, Carl W. Anderson and LeRoy E. Brown duly appointed members of the Beaufort County Board of Directors dated March 29, 1965 and recorded on April 8, 1965 in Book 129 at page 19.

This conveyance is made on the condition that if grantee or its successors cease to use the premises herein conveyed for a campus of the University of South Carolina at Beaufort, then the right, title and interest herein conveyed shall immediately revert to the Trustees of the College of Beaufort, a corporation.

Grantees Address: University of South Carolina
System Legal Department
104 Osborne Building
Columbia, SC 29208

FILED IN DEED BOOK 396 PAGE 1607
FILED AT 155500 ON 06/13/84

Together with all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

To Have and to Hold all and singular the premises before mentioned unto the said University of South Carolina, its successors

Heirs and Assigns forever
the Beaufort County Higher Education Commission
And do hereby bind itself, its Heirs, Executors
and Administrators, to warrant and forever defend all and singular the said premises unto the said University of South Carolina, its successors

Heirs and Assigns, against itself and its Heirs and against every
person whomsoever lawfully claiming, or to claim, the same or any part thereof.

WITNESS ITS Hand and Seal this 11th day of June

in the year of our Lord one thousand nine hundred and Eighty-Four

and in the two hundred and Eighth year of the Sovereignty

and Independence of the United States of America.

Signed, Sealed and Delivered
in the presence of

[Handwritten signatures]
Russell f. Kent

Beaufort County Higher Education
Commission

[Handwritten signatures] (SEAL)
[Handwritten signature] (SEAL)
Elizabeth Hartshorn
[Handwritten signature]

STATE OF SOUTH CAROLINA, }

Beaufort County }

FILED IN DEED BOOK 396 PAGE 1608

FILED IN DEED BOOK 396 PAGE 1608

FILED AT 155500 ON 06/13/84

Personally appeared before me Roland L. Tuttle, Jr.

and made oath that he saw the within named Beaufort County Higher Education Commission by Elizabeth Hartshorn, and Roy M. Biddle, Jr., Marion D. Jones, Carl C. Hendricks, Jr., sign, seal and as its act and deed, deliver the within written Deed for the uses and purposes therein

mentioned, and that he, with Russell J. Kent witnessed the execution thereof.

SWORN to before me this 11th

day of June 19 84

Russell J. Kent (L.S.)
Notary Public in and for S.C.

Roland L. Tuttle, Jr.

STATE OF SOUTH CAROLINA, }

County }

NOT NECESSARY
RENUNCIATION OF DOWER

I, _____, do hereby certify

unto all whom it may concern, that Mrs.

the wife of the within named

did this day appear before me, and upon being privately and separately examined by me, did declare that she does freely, voluntarily and without any compulsion, dread or fear of any person or persons whomsoever, renounce, release and forever relinquish unto the within named

heirs

and assigns, all her interest and estate, and also her rights and Claim of Dower of, in or to all and singular the premises within mentioned and released.

Given under my Hand and Seal, this
day of
Anno Domini 19

(L.S.)

Notary Public of S. C.

State of South Carolina

COUNTY OF BEAUFORT

Beaufort County Higher Education Commission

TO

The University of South Carolina

TITLE TO REAL ESTATE

I hereby certify that the within Deed was filed for record in my office at _____ M o'clock on the _____ day of _____ 19____, and was immediately entered upon the proper indexes and duly recorded in Book _____ of Deeds, page _____

Clerk of Court of Common Pleas and General Sessions for _____ County, S. C.

I hereby certify that the within Deed has been this _____ day of _____ 19____, A. D. 19____, recorded in Book _____ of Deeds, page _____, by _____, author for _____ County

FILED IN DEED BOOK 396 PAGE 1609
FILED AT 155500 ON 06/13/84 42206
BOOK NUMBER 396 PAGES 1606- 1609
FILING FEE 4.00
STATE STAMPS .00
COUNTY STAMPS .00
TOTAL FEES 4.00
HENRY JACKSON
CLERK OF COURT BFT CNTY, SC