

FILED  
 STATE OF SOUTH CAROLINA ) S.C.  
 COUNTY OF GREENVILLE ) 11 19 AM '86  
 JAMES TANKERSLEY )  
 S.L.C. )  
 FIRST AMENDMENT TO DECLARATION  
 (MASTER DEED) OF PHYSICIANS CENTER  
 HORIZONTAL PROPERTY REGIME, NOW  
 PROFESSIONAL CENTER ON HILLS  
 HORIZONTAL PROPERTY REGIME

WHEREAS, by Declaration (Master Deed) dated September 25, 1984 and recorded in the R.M.C. Office for Greenville County on October 2, 1984 in Deed Book 1223, 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, Declarant has subdivided Unit 3 into two units known as Unit 3 and Unit 3-A, having the square footage and percentage interest in the common elements shown on Exhibit "A" and as are more fully shown on the floor plan drawing and plot plan as Exhibit "B"; and

WHEREAS, the owners of all of the units in said regime desire to change the name of the regime from Physicians Center to PROFESSIONAL CENTER ON MILLS HORIZONTAL PROPERTY REGIME;

NOW, THEREFORE, the Declarant declares the Declaration (Master Deed) of Physicians Center Horizontal Property Regime to be amended to provide for the subdivision of Unit 3 into Unit 3 and Unit 3-A and that the percentage of undivided interests in the General Common Elements and limited Common Elements of all units are hereby changed to the percentage of undivided interests as shown on Exhibit "A" and to have the square footage and dimensions shown on Exhibit "B"; and

FURTHER, Declarant and Dr. George Mackey Grimball, the owner of Unit No. 1, being all of the unit co-owners, hereby amend the name of the regime by changing its name from Physicians Center Horizontal Property Regime to PROFESSIONAL CENTER ON MILLS HORIZONTAL PROPERTY REGIME, and Declarant, also, expressly reserves the rights to further subdivide the units into additional separate units.

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



EXHIBIT "A"

CHART SHOWING  
 PERCENTAGE OF INTEREST  
 IN THE COMMON ELEMENTS  
 FOR UNITS 1, 2, 3 & 3-A 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	0.097656
2	6,167.4	493,392	0.402974
3	6,484.0	518,720	0.423661
3-A	<u>1,158.7</u>	<u>92,696</u>	<u>0.075709</u>
TOTAL	15,304.7	\$1,224,376	100

The Basic Value of all units is based on \$80.00 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 more 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 Values 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 "B"  
TO  
MASTER DEED  
FOR  
PROFESSIONAL CENTER ON MILLS,  
FORMERLY PHYSICIANS CENTER  
HORIZONTAL PROPERTY REGIME

ARCHITECT'S CERTIFICATE

The undersigned, F. Earle Gaulden, of Craig, Gaulden & Davis, Architects, Inc., an authorized and licensed architect, hereby certifies that the Floor Plans of Professional Center on Mills, formerly Physicians Center Horizontal Property Regime described in Exhibit " " attached hereto fully and accurately, within reasonable construction tolerances, depict the dimensions, area and location of each Unit contained within the Buildings and the dimensions, area and location of Common Elements affording access to each Unit.

Signed this 17<sup>th</sup> day of February ~~January~~, 1986.

WITNESSES:

CRAIG, GAULDEN & DAVIS,  
ARCHITECTS, INC.

Carolyn H. Sprounson  
Kimberly C. Poole

By F. Earle Gaulden  
F. Earle Gaulden

EXHIBIT "B"  
TO  
MASTER DEED  
FOR  
PROFESSIONAL CENTER ON MILLS,  
FORMERLY PHYSICIANS CENTER  
HORIZONTAL PROPERTY REGIME

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SURVEYOR'S CERTIFICATE

The undersigned, John A. Simmons, of Tri-State Surveyors, an authorized and licensed surveyor, hereby certifies that the Plat of Professional Center on Mills, formerly Physicians Center Horizontal Property Regime described in Exhibit "B" to the Master Deed and the attached Exhibit showing Units 1, 2, 3 and 3-A fully and accurately, within reasonable construction tolerances, depicts the dimensions, area and location of each Unit contained within the Buildings and the dimensions, area and location of Common Elements affording access to each Unit.

Signed this 17<sup>th</sup> day of ~~January~~ February, 1986.

WITNESSES:

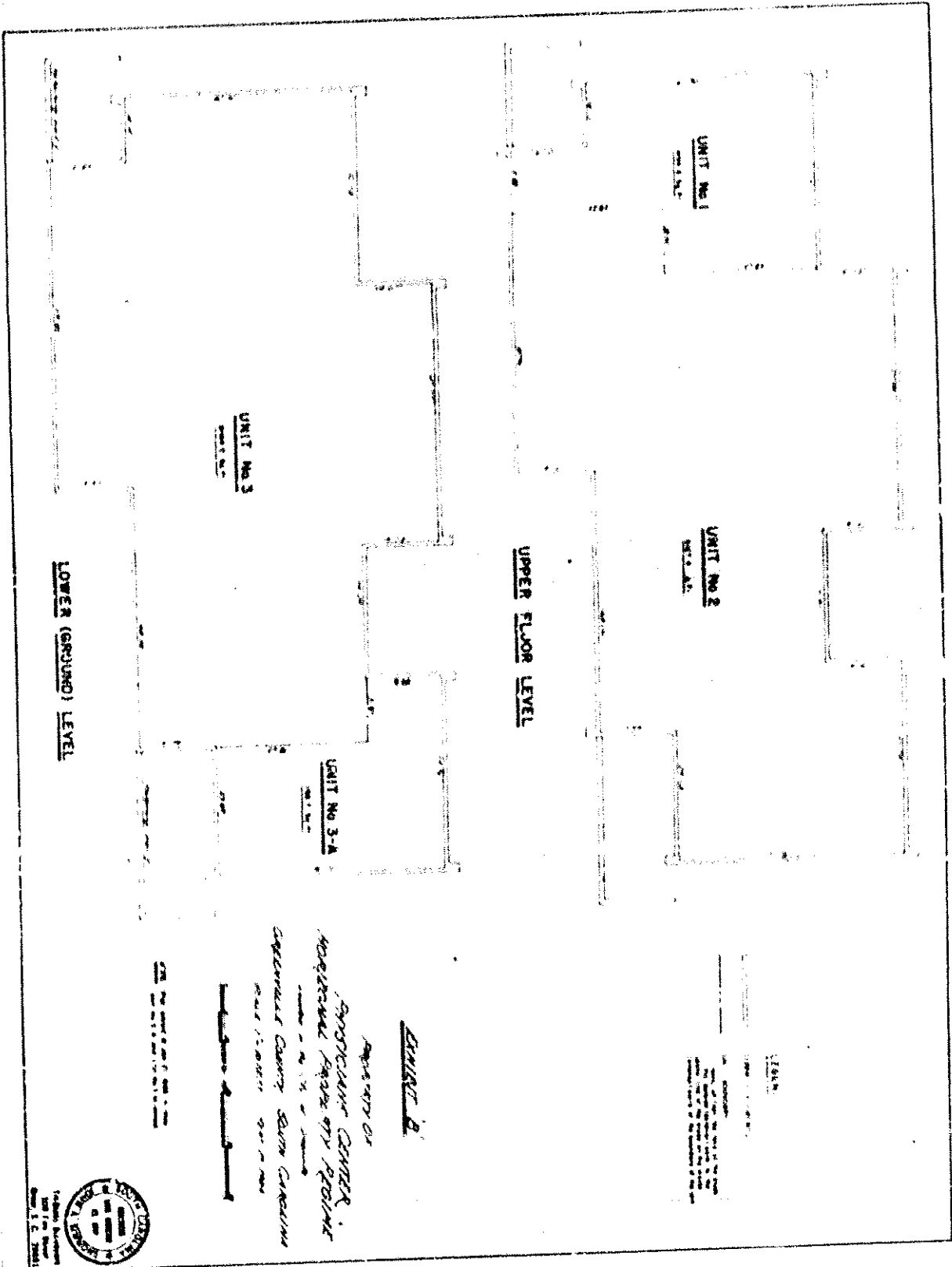
Melanie M. Carmichael  
Terry L. Noisy

TRI-STATE SURVEYORS

By John A. Simmons  
John A. Simmons

*Handwritten signature*

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Exhibit

*John J. ...*

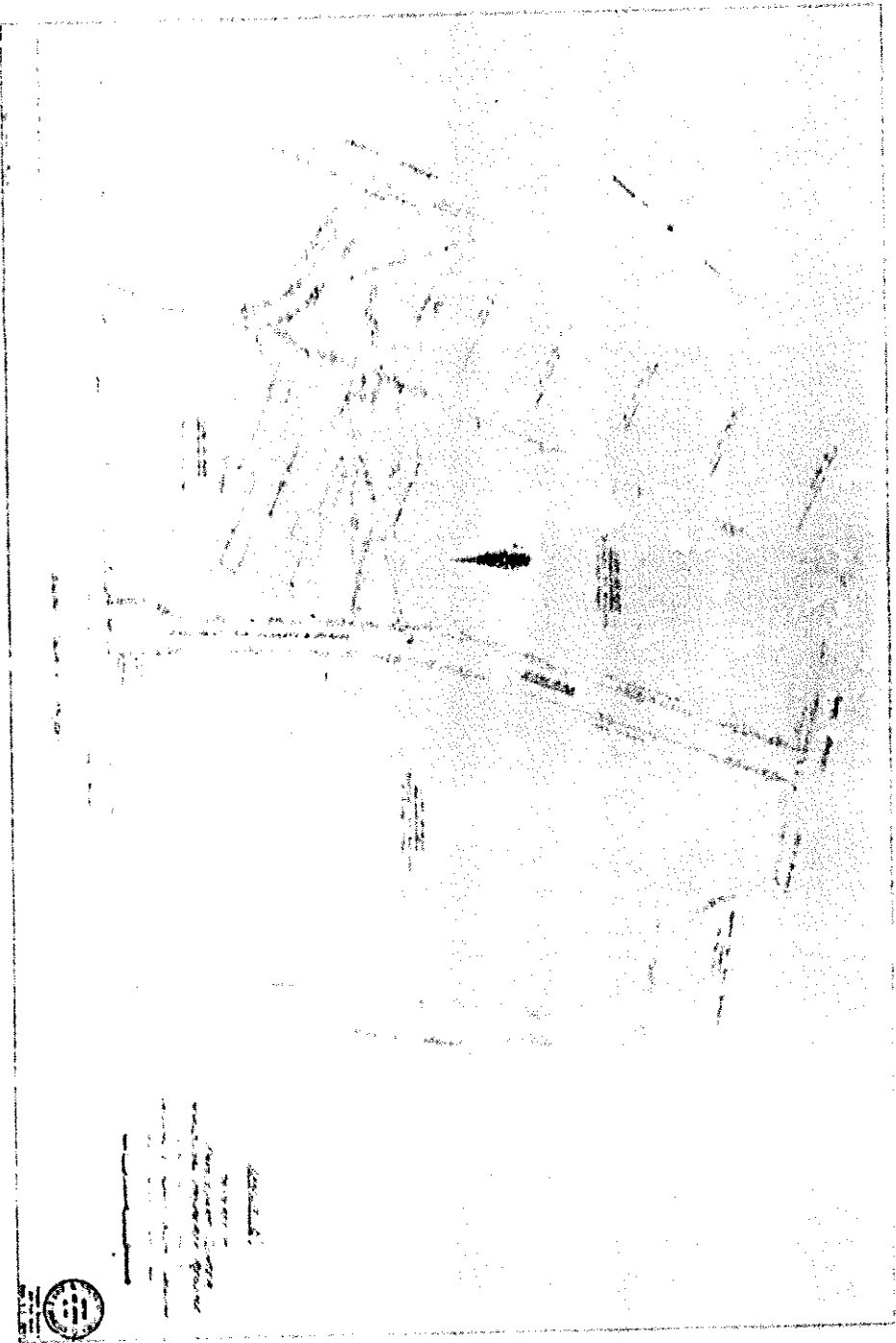


Exhibit *...*



