

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)
FOURTH AMENDMENT TO DECLARATION
(MASTER DEED) OF PROFESSIONAL
CENTER ON MILLS FORMERLY PHYSICIANS
CENTER HORIZONTAL PROPERTY REGIME

JUDY G. HIX
RMC

WHEREAS, by Declaration (Master Deed) dated September 25, 1984 and recorded in the RMC Office for Greenville County on October 2, 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 Exhibits A and B thereof; and

WHEREAS, by Third Amendment to said Declaration (Master Deed) recorded in the RMC Office for Greenville County on June 1, 1988 in Deed Book 1326 at Page 964, Unit 3 was further divided into Unit 3 and 3-B and the percentages of undivided interests in the General Common Elements and Common Elements were changed as shown on Exhibits "A" and "B".

WHEREAS, Declarant and current owners below, declare the Declaration (Master Deed) of Professional Center on Mills Horizontal Property Regime to be amended to provide for the subdivision of Unit 3 as described in the Third Amendment referred to above into Unit 3 and

4-25 9361

Unit 3-D 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 interest as shown on Exhibit "A" and have the square footage and dimensions shown on Exhibit "B"; and

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 24th day of April, 1997.

IN THE PRESENCE OF:

Henry J. Cooper
Paul E. Hodges

T. S. H. / avs
Rebecca A. Henson

AMERICAN SERVICE CORPORATION OF S.C.

BY: [Signature]
TITLE: President

BY: [Signature]
TITLE: V.P.

OWNERS:

[Signature]
R. BRUCE OWEN
[Signature]
JAMES D FAULKNER

STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENVILLE) PROBATE

PERSONALLY appeared before me the above witness and made oath that (s)he saw the within-named American Service Corporation of S.C., by its duly authorized officers sign, seal and, as its act and deed, deliver the within-written instrument and that (s)he with the other witness subscribed above witnessed the execution thereof.

Layne J. Curtis

SWORN to before me this 24
day of April, 1997.

Gail E. Hodges
Notary Public for South Carolina
My Commission Expires: 10/29/2002

STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENVILLE) PROBATE

PERSONALLY appeared before me the above witness and made oath that (s)he saw the within-named Owners sign, seal and, as their act and deed, deliver the within-written instrument and that (s)he with the other witness subscribed above witnessed the execution thereof.

Rebecca G. Henderson

SWORN to before me this 24
day of April, 1997.

[Signature]
Notary Public for South Carolina
My Commission Expires: 1-30 99

FILED FOR RECORD IN GREENVILLE
COUNTY SC RMC OFFICE AT 02:59 PM
04/25/97 RECORDED IN DEED
BOOK 1685 PAGE 0572
DOC # 97028207

Judy A. [Signature]

STATE OF SOUTH CAROLINA)
GREENVILLE CO. S.C.)
COUNTY OF GREENVILLE)
APR 23 2 59 PM '97)
FOURTH 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 2, 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 Exhibits A and B thereof; and

WHEREAS, by Third Amendment to said Declaration (Master Deed) recorded in the RMC Office for Greenville County on June 1, 1988 in Deed Book 1320 at Page 964, Unit 3 was further divided into Unit 3 and 3-B and the percentages of undivided interests in the General Common Elements and Common Elements were changed as shown on Exhibits "A" and "B".

WHEREAS, Declarant and current owners below, declare the Declaration (Master Deed) of Professional Center on Mills Horizontal Property Regime to be amended to provide for the subdivision of Unit 3 as described in the Third Amendment referred to above into Unit 3 and

4-25 9361

1000

Unit 3-D 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 interest as shown on Exhibit "A" and have the square footage and dimensions shown on Exhibit "B"; and

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 24th day of April, 1997.

IN THE PRESENCE OF:

Loyle J. Coker
Gail E. Hodges

AMERICAN SERVICE CORPORATION OF S.C.

BY: [Signature]
TITLE: President

BY: [Signature]
TITLE: V.P.

[Signature]
Rebecca A. Henson

OWNERS:
[Signature]
R. BRUCE OWEN
[Signature]
JAMES D. FAULKNER

STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENVILLE)

PROBATE

PERSONALLY appeared before me the above witness and made oath that (s)he saw the within-named American Service Corporation of S.C., by its duly authorized officers sign, seal and, as its act and deed, deliver the within-written instrument and that (s)he with the other witness subscribed above witnessed the execution thereof.

Layne G. Aiken

SWORN to before me this 24
day of April, 1997.

Gail E. Hodges
Notary Public for South Carolina
My Commission Expires: 10/29/2002

STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENVILLE)

PROBATE

PERSONALLY appeared before me the above witness and made oath that (s)he saw the within-named Owners sign, seal and, as their act and deed, deliver the within-written instrument and that (s)he with the other witness subscribed above witnessed the execution thereof.

Rebecca A. Henderson

SWORN to before me this 24
day of April, 1997

Jerry L. Lewis
Notary Public for South Carolina
My Commission Expires: 1-30-99

FILED FOR RECORD IN GREENVILLE
COUNTY SC RMC OFFICE AT 02:59 PM
04/25/97 RECORDED IN DEED
BOOK 1685 PAGE 0572
DOC # 97028207

Jerry L. Lewis

28207

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	2,835.5	226,840	.1852698
2A	1,168.0	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 of the Basic Values 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.

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

ARCHITECT'S CERTIFICATE

The undersigned, David L. Narramore, A.I.A., of Narramore Associates, 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.

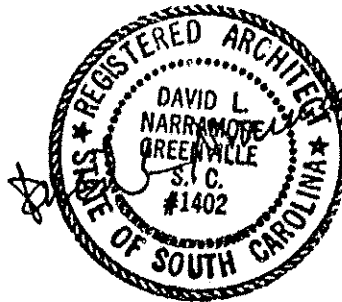
Signed this 24 day of April, 1997.

WITNESSES:

[Signature]
Rebecca A. Henderson

NARRAMORE ASSOCIATES, INC.

By: [Signature]
David L. Narramore, A.I.A.



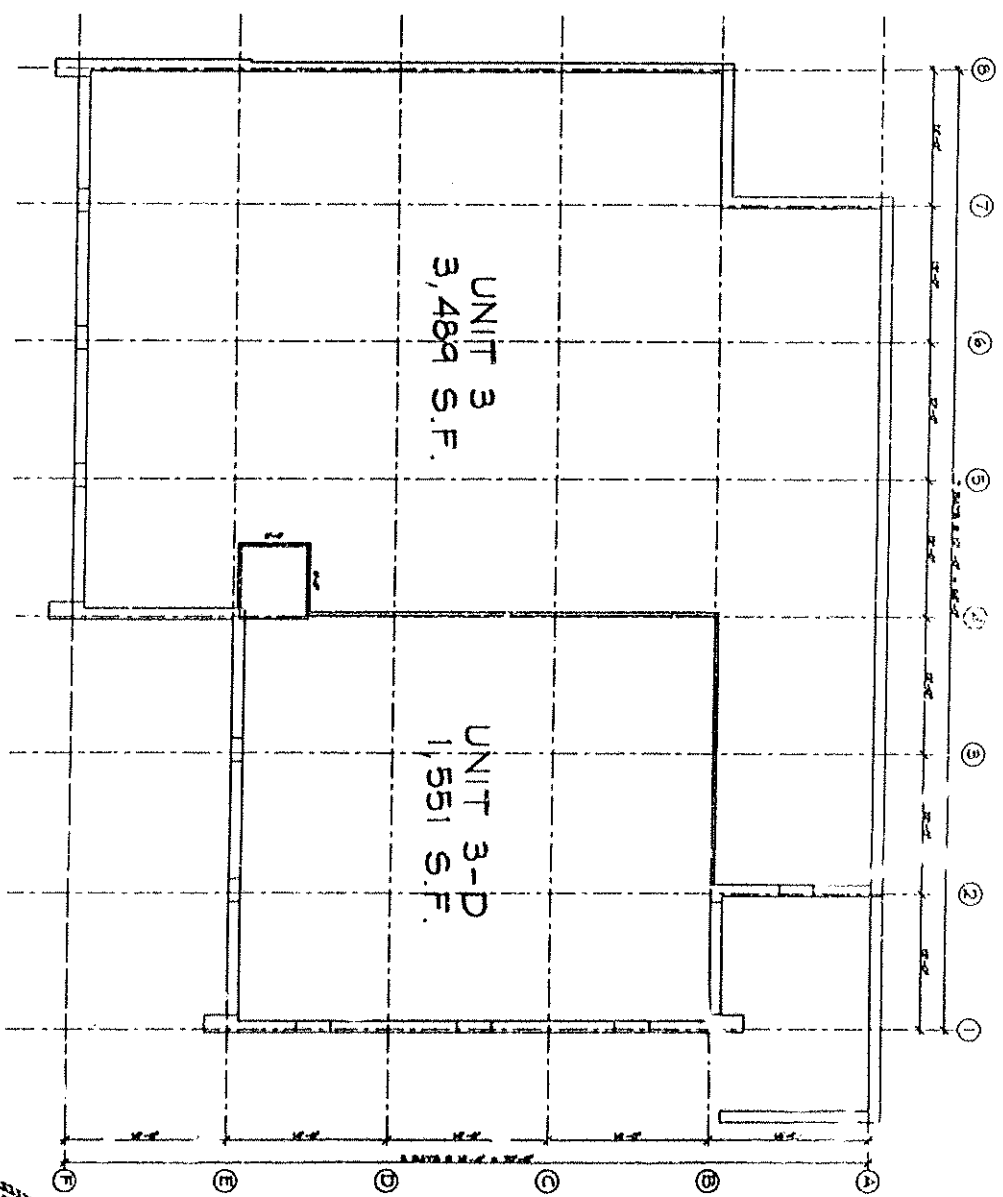
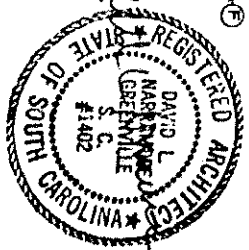
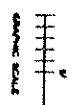


EXHIBIT B
GROUND LEVEL FLOOR PLAN
 SCALE 1/4" = 1' - 0"

PROFESSIONAL CENTER
 310 MILLS AVE, GREENVILLE, S.C.



FILED FOR RECORD IN GREENVILLE
 COUNTY SC RMC OFFICE AT 02:46 PM
 04/30/97 RECORDED IN DEED
 BOOK 1686 PAGE 0557
 DOC # 97029447

Judy B. Day

28-4-97