

SPECIAL WARRANTY DEED

For True Consideration See Attached

Book 42 Page 251

FILED  
GREENVILLE CO. S.C.  
DEC 28 3 30 PM '84  
DORRIS  
CLERK

KNOW ALL MEN BY THESE PRESENTS that CFS FINANCIAL CORP., a Utah corporation, formerly known as Coordinated Financial Services, in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration in hand paid by PELHAM PLACE GENERAL PARTNERSHIP, a Utah general partnership, having an address as 324 South State Street, Salt Lake City, Utah 84111, has granted, bargained, sold and released and by these presents does grant, bargain, sell and release unto the said Pelham Place General Partnership, all that tract of land in Greenville County, South Carolina, described on Exhibit A attached hereto and made a part hereof, together with all and singular the rights, privileges, hereditaments and appurtenances to the said premises belonging or in any wise incident or appertaining.

TO HAVE AND TO HOLD all and singular the premises before mentioned unto the said Pelham Place General Partnership, its successors and assigns, forever and CFS Financial Corp. does hereby bind itself, its successors and assigns, to warrant and forever defend all and singular the said premises or any part thereof unto the said Pelham Place General Partnership, its successors and assigns, against CFS Financial Corp. and its successors and assigns, and against all persons owning, holding or claiming by, through or under said CFS Financial Corp., but not otherwise, subject however to those matters set forth on Exhibit B attached hereto and made a part hereof.

16-195-533.4-1-13.2

The property herein conveyed is the same property conveyed to CFS Financial Corp. herein by deed from T. Walter Brashier, Kathy Anne Duncan, Thomas Walter Brashier, Jr., Martin Timothy Brashier and Christine M. Brashier, as Trustee for James Ted Brashier, dated July 31, 1981 and recorded in the RMC Office for Greenville County, South Carolina in Book 1152, page 787.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed, sealed and delivered by its duly authorized officer this 27th day of December, 1984.

In the presence of:

CFS FINANCIAL CORP., a Utah corporation

Witness

By:

Witness

*George A. Easter*  
George A. Easter,  
Vice President

[CORPORATE SEAL]



This instrument prepared by:

Sanford H. Zatzoff, Esquire  
Holt, Ney, Zatzoff & Wasserman  
100 Galleria Parkway  
Suite 600  
Atlanta, Georgia 30339

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