

1140-195

pin; thence N. 64-47 E. 418 feet to an iron pin; thence N. 62-33 E. 140 feet to an iron pin; thence continuing with the said right of way line of East Faris Road S. 72-26 E. 35.35 feet to the iron pin at the point of beginning, being the same property conveyed to the grantor herein by deed of V.H.W. Group, a partnership, dated July 27, 1973, recorded August 30, 1973, in the Greenville County RMC Office in Deed Book 982 at Page 766.

ALSO, all excavation, parking, water, sewer, landscaping, swimming pool, curb and gutter improvements presently existing and situated on the above described property.

This conveyance is made subject to existing easements, restrictions, and rights of way of record.

Together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining; to have and to hold all and singular the premises before mentioned unto the grantee, and the grantee's successors and assigns, forever. And the grantor does hereby warrant and covenant to defend the title to the above-described land only against defects and encumbrances created by its own acts, and also excepting any and all exceptions listed in the title commitment issued by Pioneer Title Insurance Company on December 24, 1980, covering the above-described land. (See Exhibit A)

The name "First Wisconsin Mortgage Trust" is the designation of the Trust and its Trustees under the First Amended and Restated Declaration of Trust, as executed as of December 7, 1971, and as amended from time to time. All persons must look solely to the property and assets of the Trust for the enforcement of any claims against the Trust as neither the Trustees, officers, agents, nor the holders of

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