

GREENVILLE CO. S.C.

NOV 12 25 PM '81

DONALD KUSMIERSLEY
S.M.L.

11 728

Grantee's Address: 32 Exchange Place, Suite 400, Salt Lake City, Utah 84111

STATE OF SOUTH CAROLINA)

TITLE TO REAL ESTATE

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1601

COUNTY OF GREENVILLE)

KNOW ALL MEN BY THESE PRESENTS, that JOHN KUSMIERSKY AS TRUSTEE UNDER A TRUST AGREEMENT DATED October 17, 1974, AND KNOWN AS KUSMIERSKY CHILDREN TRUST I in consideration of Ten Dollars (\$10.00) and other valuable consideration, *ll*
to the grantor in hand paid at and before the sealing of these presents by the grantee, the receipt of which is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto COORDINATED FINANCIAL SERVICES, its successors and assigns:

All that piece, parcel or lot of land situate on the northwestern side of U.S. Highway 29, in Chick Springs Township, being shown as 10.51 acres on plat entitled "Survey for Kassuba Greenville Apartments" dated September 27, 1968, prepared by Piedmont Engineers and Architects, recorded in the RMC Office for Greenville County in Plat Book TTT at page 35 and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the northwestern side of U.S. Highway 29 (also known as Wade Hampton Boulevard) at the front corner of the Raines property, and running thence with said property, N. 27-53 W. 399.90 feet to an iron pin; thence N. 6-17 W. 427.95 feet to an iron pin at the corner of property of Wade Hampton Gardens Subdivision; thence with said property, N. 45-00 E. 40.01 feet to an iron pin; thence N. 43-13 E. 364.68 feet to an iron pin at corner of property now or formerly of Broomfield; thence with Broomfield property S. 46-21 E. 702.02 feet to an iron pin on the right of way of the U.S. Highway 29; thence with said Highway right of way, S. 43-14 W. 808.60 feet to the point of beginning; being the same property conveyed to the grantor herein by deed of John Hancock Mutual Life Insurance Company recorded January 27, 1975 in Deed Book 1013, Page 856 of the RMC Office for Greenville County, South Carolina.

This conveyance is made subject to the following Permitted Special Exceptions: (a) those certain Rights of Way granted to Wade Hampton Water and Sewer District recorded in Deed Book 750, Page 213, Deed Book 859, Page 106, and Deed Book 859, Page 135; (b) Restrictive Covenants contained in Deeds recorded in Deed Book 209, Page 142; (c) Duke Power Company right of way and encroachment of Anchor fence, both as shown on survey by Piedmont Engineers and Architects entitled "Survey for Hampton Forest Apartments" dated September 27, 1968, updated December 3, 1980; (d) riparian rights incident to the property; and (e) the mortgage lien and security interest of John Hancock Mutual Life Insurance Company described in mortgage from the grantor to the said John Hancock Mutual Life Insurance Company recorded January 27, 1975 in Mortgage Book 1332, Page 73, in Assignment of Rents recorded January 27, 1975 in Deed Book 1013, Page 859 and in Financing Statements (UCC-1) filed January 27, 1975 in the RMC Office for Greenville County as No. 75-838 and January 29, 1975 in the Office of the Secretary of State of South Carolina as No. 68568, it being understood that grantee herein has not assumed said mortgage nor agreed to pay the indebtedness described in and secured thereby.

12(271) P14-1-4

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 bind the grantor and the grantor's heirs or successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee and the grantee's successors and assigns against every person whatsoever lawfully

GREENVILLE COUNTY S.C.
300.00

GREENVILLE COUNTY S.C.
360.30

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