

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

S.C.
FEB '80
SLEY

SPECIAL WARRANTY DEED 4128-513

KNOW ALL MEN BY THESE PRESENTS, that Coordinated Financial Services
A Corporation chartered under the laws of the State of Utah and having a principal place of business at
Salt Lake City, State of Utah, in consideration of Three Hundred Seventy-Five
Thousand and 00/100----- (\$ 375,000.00)----- Dollars,
and subject to the mortgages set out below:
the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and
release unto Wildwood General Partnership, its successors and assigns,

ALL those certain pieces, parcels or tracts of land, together with all improvements
thereon, situate, lying and being in the County of Greenville, State of South Carolina,
known as Wildwood Apartments, containing a 4.4 acre tract and a 4 acre tract and being
shown on a plat entitled "Property of Coordinated Financial Services" prepared by
Clifford C. Jones, dated September 8, 1978, and being rechecked on April 24, 1979 and
February 1, 1980, and being recorded in the R.M.C. Office for Greenville County in
Plat Book 7-0 at Page 80, on February 13, 1980, and having such metes and bounds as
shown thereon, reference to said plat being made for a more complete description.

THIS being the same property as conveyed to Grantor herein by deed of Sigma Properties
a General Partnership and being recorded in the R.M.C. Office for Greenville County in
Deed Book 1121 at Page 193 on February 27, 1980.

(12) - 519 - 189.2 - 2 - 51.3

THE address of the Grantee herein is: 32 Exchange Place
Suite 400
Salt Lake City, Utah 84111

The above conveyance is subject to (a) that certain Mortgage executed to South Carolina
Federal Savings and Loan Association in the original principal amount of \$ 885,000.00
recorded in the R.M.C. Office for Greenville County in Mortgage Book 1423 at Page 883, (b)
that certain Mortgage of Real Estate executed to First Federal Savings and Loan
Association of Greenville in the original principal amount of \$ 885,000.00, recorded
in the R.M.C. Office for Greenville County in Mortgage Book 1465 at Page 70, (c)
a certain Mortgage of Real Estate executed to T. Walter Brashier in the original
principal amount of \$ 1,881,000.00 (and having a current principal balance of
\$ 1,914,543.00) recorded in the R.M.C. Office for Greenville County in Mortgage Book
1455 at Page 299 and (d) that certain Mortgage of Real Estate executed to Sigma
Properties in the original principal amount of \$ 715,000.00 recorded in the R.M.C.
Office for Greenville County in Mortgage Book 1496 at Page 591. (Said Mortgage to
T. Walter Brashier described in subpart (c) of this paragraph is a wrap-around
mortgage which includes the balances due under the mortgages to South Carolina Federal
Savings and Loan Association and First Federal Savings and Loan Association of Greenville
as described in subparts (a) and (b) of the paragraph.)

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GREENVILLE COUNTY
RECEIVED
412.50

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(s), and the grantee's(s) heirs or
successors and assigns, forever. And, the grantor does hereby bind itself and its successors to warrant and forever defend all and singular
said premises unto the grantee(s) and the grantee's(s) heirs or successors against every person lawfully claiming or to
claim the same or any part thereof, by, through or under Grantor, and not otherwise.

IN WITNESS whereof the grantor has caused its corporate seal to be affixed hereto and these presents to be subscribed by its duly authorized
officers, this 27th day of February 1980 .

SIGNED, sealed and delivered in the presence of:

[Signatures of witnesses]

Coordinated Financial Services,
a Utah Corporation (SEAL)
By: *[Signature]*
Vice-President
Secretary

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named Cor-
poration, by its duly authorized officers, sign, seal and as the grantor's act and deed deliver the within written deed and that (s)he,
with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 27th day of February 19 80.

[Signature] (SEAL)
Notary Public for South Carolina
My Commission Expires: 12-28-83

[Signature]

RECORDED #1 28 1980 Day of 19 at 3:28 P. M. No. 31313

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