

State of South Carolina, COUNTY OF GREENVILLE

For Title to Real Estate See Affidavit

41 494

KNOW ALL MEN BY THESE PRESENTS, That BARRY L. COOK and CAROLYN A. COOK, citizens and residents of Guilford County, North Carolina,

~~XXXXXX~~

in consideration of the

sum of Three Dollars (\$3.00) and other good and valuable consideration

MK paid by MARKET SQUARE ASSOCIATES, INC., a North Carolina corporation,

~~XXXXXX~~

have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said MARKET SQUARE ASSOCIATES, INC., its successors and assigns:

Legal Description: Tract One, Greenville County, South Carolina

All that piece, parcel or lot of land situate, lying and being in Greenville County, South Carolina, known and designated as Lot No. 50 shown on a plat of the subdivision of PALMETTO DOWNS, Section II, recorded in the RMC Office for Greenville County in Plat Book 7-C at Page 96 and being a portion of the property conveyed to the Grantors by The Fortis Corporation by Deed dated 2/15/82 and recorded on 3/1/82 in the RMC Office for Greenville County, S.C., in Deed Book 1163 at Page 53.

11 (195) 540-17-1-66 (NOTE)

Legal Description: Tract Two, Greenville County, South Carolina

All that piece, parcel or lot of land situate, lying and being in Greenville County, South Carolina, known and designated as Lot No. 11 shown on a plat of the subdivision of FOREST ACRES, Sec. 1, recorded in the RMC Office for Greenville County in Plat Book 8-P at Page 35 and being a portion of the property conveyed to the Grantors by The Fortis Corporation by Deed dated 2/15/82 and recorded on 3/1/82 in the RMC Office for Greenville County, S.C., in Deed Book 1163 at Page 52.

12 (276) T 29.4-1-56 (NOTE)

Legal Description: Tract Three, Greenville County, South Carolina

All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, being known and designated at Lot No. 1-C of a subdivision known as WOODWIND TOWNHOUSES, Phase I, according to a plat thereof, dated December 2, 1981, prepared by Heaner Engineering Co., Inc., and recorded in the RMC Office for Greenville County in Plat Book 8-P at Page 52, and having such metes and bounds as shown thereon. This is for the property conveyed to the Grantors by The Fortis Corporation by Deed dated 2/15/82 and recorded on 3/1/82 in the RMC Office for Greenville County, S.C., in Deed Book 1163 at Page 51.

15 (799) M 4.7-1-11 & 14 (NOTE)

Legal Description: Tract Four, Greenville County, South Carolina

All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 4-C of a subdivision known as WOODWIND TOWNHOUSES, Phase I, according to a plat thereof, dated December 2, 1981, prepared by Heaner Engineering Co., Inc., and recorded in the RMC Office for Greenville County in Plat Book 8-P at Page 52, and having such metes and bounds as shown thereon. This is for the property conveyed to the Grantors by The Fortis Corporation by Deed dated 2/15/82 and recorded on 3/1/82 in the RMC Office for Greenville County, S.C., in Deed Book 1163 at Page 50.

These properties are conveyed subject to the following exceptions:

TRACTS ONE, TWO, THREE, AND FOUR;

1. Restrictions, reservations, zoning ordinances, rights-of-way or easements that may appear of record, on the recorded plat or on the premises.
2. That Lease Agreement dated February 26, 1982, by and between Barry L. Cook as Lessor and The Fortis Corporation as Lessee.
3. Lien of First Union National Bank, High Point, North Carolina, evidenced by Mortgage given same by the Grantor hereunder dated February 26, 1982, securing a loan in the amount of \$528,603.
4. Loan of The Fortis Corporation in the amount of \$176,202 evidenced by the Grantor's promissory note and unrecorded Mortgage to same for said amount.

TRACTS THREE AND FOUR (continued):

5. The fee title to the above lots is bounded by other lots and common property which has not been dedicated or accepted by the public and the fee title to said lots is shown on said recorded plat of WOODWIND TOWNHOUSES, Phase I, as abutting upon such common property has been conveyed to the Woodwind Townhouses Association, Inc., for the common enjoyment of all the residents in WOODWIND TOWNHOUSES, Phase I, as evidenced by Deed recorded January 8, 1982, in Deed Vol. 1160 at Page 816 of the RMC Office for Greenville County, South Carolina.

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