

KNOW ALL MEN BY THESE PRESENTS, that CENTER ASSOCIATES, A South Carolina Limited Partnership (hereinafter referred to as "Grantor"), in the State aforesaid, for and in consideration of the sum of FIVE MILLION SIX HUNDRED FORTY-FIVE THOUSAND TWO HUNDRED FORTY-FOUR AND NO/100 (\$5,645,244.00) DOLLARS to it paid by WESPAC INVESTORS TRUST, A California Real Estate Investment Trust (hereinafter referred to as "Grantee"), in the State aforesaid, the receipt of which is hereby acknowledged, the Grantor has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said Grantee, its heirs, successors and assigns: ALL that certain real estate situate in Greenville County, South Carolina which is more particularly described in Exhibit A attached hereto and made a part hereof, subject to matters appearing in Exhibit B hereto.

The Grantee expressly reserves unto itself and its successors in title to Parcels D and E which are now owned by the Grantor, a non-exclusive easement for ingress and egress over and across driveways and common areas now or hereafter situate upon the property herein conveyed to and from Parcel D and U. S. Highway #29 and to and from Parcel E and U. S. Highway #29, said Parcels D and E being the same as shown on a plat prepared for Edens & McTeer, Inc. by Civil Engineering of Columbia, dated March 21, 1980, last revised January 29, 1981, recorded in Plat Book 8-I at pages 66 and 67. Nothing herein shall prohibit the reasonable relocation or rearrangement of the common areas from time to time existing on Parcel A provided that at least one reasonable means of access is provided over the common areas of Parcel A between the eastern boundary of Parcel D and U.S. Highway #29 and between the northern boundary of Parcel D and U.S. Highway #29.

TOGETHER with all and singular, the rights, members and hereditaments and appurtenances to the said premises belonging or in anywise incident to or appertaining.

11 (289) T 14-1-7, 7.1 & 7.2


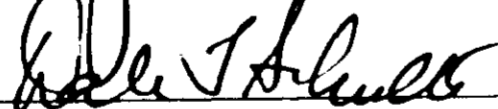
TO HAVE AND TO HOLD all and singular the premises before mentioned unto the said Grantee, its heirs, successors and assigns forever.

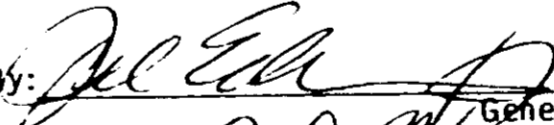

AND Grantor does hereby bind itself, its heirs, successors and assigns, to warrant and forever defend all and singular the said premises unto the said Grantee, its heirs, successors and assigns against itself and its heirs, successors and assigns, and against every person whomsoever lawfully claiming, or to claim, the same or any part thereof.

WITNESS its hand and seal this 20 day of August, in the year of our Lord, One Thousand Nine Hundred and Eighty Two and in the Two Hundred and Seventh year of the Sovereignty and Independence of the United States of America.

WITNESSES:

CENTER ASSOCIATES, A SOUTH CAROLINA LIMITED PARTNERSHIP, BY PALM ASSOCIATES, A SOUTH CAROLINA GENERAL PARTNERSHIP, ITS GENERAL PARTNER

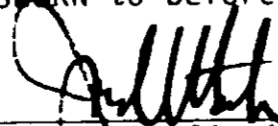
By:  (LS)
General Partner
And:  (LS)
General Partner

STATE OF SOUTH CAROLINA

COUNTY OF RICHLAND

Personally appeared before me, the undersigned witness who being duly sworn deposes and says that s/he saw JOE EDENS JR and LOYD M KAOP, general partners of Palm Associates, General Partner of Center Associates, a Limited Partnership, sign, seal and as its act and deed, deliver the within written instrument for the uses and purposes therein mentioned and that s/he with the other witness whose name appears above witnessed the execution thereof.

SWORN to before me this 20 day of August, 1982.

 (LS)
Notary Public for S. C.

My Commission Exp: 2-12-91

GRANTEES ADDRESS:
111 FASHION LANE
TUSTIN, CA 92680

GOTTLIEB & SMITH
ATTORNEYS AT LAW
P. O. BOX 51
COLUMBIA, S. C. 29202

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