

FILED
GREENVILLE CO. S.C. SPECIAL WARRANTY DEED
Nov 27 12 46 PM '84

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Consideration. See Affor.
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This Special Warranty Deed, made and delivered as of
this 1st day of November, 1984, by BROADMOOR APARTMENTS OF
GREENVILLE, a South Carolina limited partnership ("Grantor"),
to SAN JAC FINANCIAL SERVICES, INC., a Texas corporation having
an address at 1601 LBJ Freeway, Dallas, Texas 76234 ("Grantee"):

WITNESSETH:

That the Grantor, for and in consideration of the sum
of TEN AND 00/100 DOLLARS (\$10.00) and other good and valuable
consideration, receipt of which is hereby acknowledged, by
these presents does bargain and sell, alien, remise, release,
convey and confirm unto the Grantee, all that certain plot,
piece or parcel of land with the buildings and improvements
thereon erected, situated, lying and being in Greenville
County, South Carolina, and being more fully described on
EXHIBIT A attached hereto and made a part hereof, together with
all the tenements, hereditaments, and appurtenances thereto
belonging or in anywise appertaining (being a portion of those
premises conveyed to Grantor by instruments recorded in
Book 963, Page 457, Book 1150, Page 191, Book 1224, Page 905,
and Book 1227, Page 228, of the Greenville County Records).

These presents are made and accepted subject to the
liens, easements, restrictions, encumbrances, and other matters
set forth on EXHIBIT B attached hereto and made a part hereof,
to those tenancies not of record but existing as of the date
hereof, to the lien of general property taxes for the year 1984
and thereafter, and to special taxes or assessments existing or
arising on or after the date hereof other than those special
taxes or assessments for improvements in place as of July 31,
1984. 13-308 & 235-B12-1-1.2 & 1.6

To have and to hold the same unto Grantee, and its
successors and assigns, forever.

And Grantor does hereby bind itself and its successors
and legal representatives to warrant and forever defend, all
and singular, the title to said land unto the said Grantee, its
successors, and assigns, against the lawful claims of every
person claiming or to claim the same, or any part thereof, by,
through, or under Grantor, but not otherwise.

Instrument Prepared By:

George E. Murray, III
Bryan, Cave, McPheeters & McRoberts
500 North Broadway
St. Louis, Missouri 63102

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RECORDED
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