

SPECIAL WARRANTY DEED

FILED
GREENVILLE CO. S.C.
Dec 28 3 32 PM '84
DORR
ESTABROOK
CLERK

KNOW ALL MEN BY THESE PRESENTS that PELHAM PLACE GENERAL PARTNERSHIP, a Utah general partnership, in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration in hand paid by McCOMBS CORP., a California corporation, having an address at 2392 Morse Avenue, Irvine, California 92714, has granted, bargained, sold and released and by these presents does grant, bargain, sell and release unto the said McCombs Corp., all that tract of land in Greenville County, South Carolina, described on Exhibit A attached hereto and made a part hereof, together with all and singular the rights, privileges, hereditaments and appurtenances to the said premises belonging or in any wise incident or appertaining.

TO HAVE AND TO HOLD all and singular the premises before mentioned unto the said McCombs Corp., its successors and assigns, forever and Pelham Place General Partnership does hereby bind itself, its successors and assigns, to warrant and forever defend all and singular the said premises or any part thereof, unto the said McCombs Corp., its successors and assigns, against Pelham Place General Partnership and its successors and assigns, and against all persons owning, holding or claiming by, through or under said Pelham Place General Partnership, but not otherwise, subject however to those matters set forth on Exhibit B attached hereto and made a part hereof.

The property herein conveyed is a part of the same property conveyed to Pelham Place General Partnership herein by deed from CFS Financial Corp., a Utah corporation, formerly known as Coordinated Financial Services, dated of even date herewith and recorded or to be recorded in the RMC Office for Greenville County, South Carolina.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed, sealed and delivered by its managing general partner this 27th day of December, 1984.

In the presence of:

Witness

Witness

PELHAM PLACE GENERAL PARTNERSHIP,
a Utah general partnership

By: CFS Financial Corp., a Utah
corporation, managing general
partner

By: George A. Easter
George A. Easter,
Vice President

[CORPORATE SEAL]

This instrument prepared by:

Sanford H. Zatcoff, Esquire
Holt, Ney, Zatcoff & Wasserman
100 Galleria Parkway
Suite 600
Atlanta, Georgia 30339

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