

1. Mortgage from First Hartford Realty Corporation to Citizens Mortgage Corporation dated January 28, 1977 and recorded January 31, 1977 in the R.M.C. Office for Greenville County, South Carolina in Mortgage Book 1388 at Pages 158 through 174, securing a note in the sum of \$15,000,000.00, payable with interest as specified therein, and amended by First Amendment to First Mortgage and Security Agreement dated February 10, 1977 and recorded March 14, 1977 in the R.M.C. Office for Greenville County, South Carolina in Mortgage Book 1391 at Page 530.
2. Financing statement from First Hartford Realty Corporation to Citizens Mortgage Corporation recorded in File 77, Document No. 818.
3. Construction, Operating and Reciprocal Easement Agreement between First Hartford Realty Corporation and Mercantile Properties, Inc. and J. B. White & Company dated February 25, 1976 recorded in Deed Volume 1062 at Page 767 and amended in Deed Volume 1062 at Pages 852 and 855; assignment of First Hartford Realty Corporation's interest in Construction, Operating and Reciprocal Easement Agreement to Citizens Mortgage Corporation recorded January 31, 1977 in Deed Volume 1050 at Page 303.
4. Easement to Commissioners of Public Works recorded in Deed Volume 1062 at Page 764.
5. Easements to Duke Power Company and Southern Bell as shown by instruments recorded August 17, 1977 in Deed Volume 1062 at Page 754 and 759.
6. Power and telephone service line easements running parallel to S. C. 146 (Woodruff Road) as shown on plat for First Hartford Realty Corporation dated 12-18-72 and as revised 1-24-77.
7. Recorded leases as follows:
 - (a) Morrison's Cafeteria - recorded April 18, 1977 in Deed Volume 1054 at Page 808.
 - (b) Paperback Booksmith Franchises Corporation - recorded June 13, 1977 in Deed Volume 1058 at Pages 462 and 465.
 - (c) ABC Southeastern Theaters, Inc. - recorded October 13, 1977 in Deed Volume 1066 at Page 743 and amendment recorded October 13, 1977 in Deed Volume 1066 at Page 745.
8. All unrecorded leases.
9. Any rights of parties in possession as shown by public records.
10. Any unfiled mechanic's liens.
11. Any real estate taxes for the year 1978 and subsequent years not yet due and payable.
12. Any state of facts shown on a survey made by Piedmont Engineers, Architects and Planners and certified by Douglas S. Crouch, Registered Engineer and Land Surveyor, dated January 21, 1977, and last updated to May 26, 1978, and any further state of facts an updating of said survey may show.