

EXHIBIT B
PERMITTED ENCUMBRANCES

1. Easement from American Federal Bank, F.S.B., formerly American Federal Savings & Loan Association to Eccelston Properties, LTD. granting a perpetual nonexclusive easement over the roadway premises for access, ingress & egress to and from the Subject Property ; easement for electrical power, etc., and easement for 276 parking spaces.
2. Mortgage from Eccelston Properties, LTD. to American Federal Bank, F.S.B. securing purchase.
3. Financing Statement (U.C.C.-1); Debtor - Eccelston Properties, LTD.,; Secured Party - American Federal Bank, F.S.B.
4. Memorandum of Lease: Lessor - Eccelston Properties, LTD.; Lessee - American Federal Bank, F.S.B.
5. Taxes for the year 1985, and subsequent years, a lien but not yet due and payable.
6. Easements for storm drains as shown on plat of survey entitled "Drawing Location of Utilities on Property of American Federal Savings and Loan Association" by Tri-State Surveyors dated April 29, 1982 and recorded in the RMC Office for Greenville County, South Carolina in Plat Book 9-Q, Page 21.
7. Easements for water, sewer, storm drains, power, gas and telephone as shown on plat of survey entitled "Drawing Location of Utilities on Property of American Federal Savings and Loan Association" by Tri-State Surveyors dated April 29, 1982 and recorded in the RMC Office for Greenville County, South Carolina in Plat Book 9-Q, Page 21.