

## EXHIBIT B

## Existing Encumbrances on Demised Land

1. Taxes for the year 1973 and subsequent years, not yet due and payable.
2. Building set back line of 25 feet as contained in the restrictions.
3. Restrictions appearing of record in the RMC Office for Greenville County, S. C., in Deed Book 338, page 269.
4. Title to that portion of the property lying below the mean high water mark of Reedy River.
5. Rights of others entitled thereto in and to the continued uninterrupted flow of the creek along the Southern side of the subject property.
6. A 25-foot and 10-foot sewer line rights-of-way as shown on the plat of insured premises referred to in the legal description dated November, 1970, prepared by Dalton & Neves Co., Engineers; right-of-way agreement conveying such rights-of-way to the Greenville County Sewer Authority recorded in Book 142, page 336, Book 164, page 320 and Book 440, page 472.
7. Right-of-way or easement given by V.H.W. Group to the City of Greenville dated August 19, 1971, recorded August 19, 1971, in Book 923, page 181. By this instrument grantee is given the right to enter and exit property for purpose of reading, operating, maintaining, replacing and adding to the water meters and other appurtenances thereto located on the property.
8. Right-of-way or easement granted by V.H.W. Group to the City of Greenville, dated April 19, 1972, recorded May 8, 1972, in Book 943, page 40. By this instrument grantee is given the right to maintain the sanitary sewer line and manhole which was constructed by the V.H.W. Group on subject property, said sewer line being 200 feet, more or less, in length.
9. Mortgage from V.H.W. Group, a partnership to First Wisconsin National Bank of Milwaukee, dated November 16, 1971, recorded November 18, 1971, Book 1213, page 603, RMC Office for Greenville County, S. C., to secure: \$2,950,000.00. Transferred to Metropolitan Life Insurance Company by assignment dated May 15, 1973, recorded May 22, 1973, Book 1276, page 430, aforesaid record.
10. Lease agreement between V.H.W. Group as landlord and American Day Nurseries, Inc. as tenant dated December 17, 1972. All right, title and interest of American Day Nurseries, Inc. is subordinate and junior to that of First Wisconsin Mortgage Trust.

Memorandum Of Lease Recorded August 30, 1973 at 3:14 P. M., # 6373