

TITLE TO REAL ESTATE BY A CORPORATION—George F. Towns, Attorney at Law, Morgan Temple & Greilville, Greenville, S. C.

FILED

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

JUL 2 11 12 AM 1965



BOOK

776 PAGE 587



OLLIE FARRSWORTH
KNOW ALL MEN BY THESE PRESENTS, that CHANTICLEER REAL ESTATE CO.

A Corporation chartered under the laws of the State of South Carolina, in consideration of (\$6,850.00)

-----Six Thousand, Eight Hundred, Fifty and no/100-----Dollars,
the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto JOHN L. CHAPMAN and LENORA S. CHAPMAN, their heirs and assigns:

ALL that lot of land in Greenville County, South Carolina, known and designated as Lot Number Fifty-Two (52) of Section One (1) of Chanticleer, Inc. as shown by a plat thereof made by R. K. Campbell, dated September 29, 1962, and recorded in the R. M. C. Office for Greenville County in Plat Book "YY" at page 97; and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the southern side of West Seven Oaks Drive at the joint front corner of lots 52 and 53 and running thence with the southern side of West Seven Oaks Drive, N. 82 - 15 W. 50 feet to a pin; thence still with the southern side of West Seven Oaks Drive, N. 87 - 17 W. 52 feet to a pin; thence still with the southern side of West Seven Oaks Drive S. 89 - 27 W. 17.9 feet to a pin at the joint front corner of lots 51 and 52; thence with the line of lot 51 S. 4 - 41 W. 221.8 feet to an iron pin, rear corner of lot 46; thence with lot 46 S. 75 - 48 E. 100 feet to an iron pin at the rear corner of lot 53; thence with lot 53 N. 9 - 32 E. 239.8 feet to the beginning corner.

This property is subject to easements and restrictions shown on said plat and to restrictive covenants recorded in the R. M. C. Office for Greenville County in Vol. 713 at page 221 and Vol. 716 at page 321.

This is a portion of the property conveyed to Audubon Forest, Inc., by F. H. Earle by deed recorded in said R. M. C. Office in Vol. 700 at page 383. The name of Audubon Forest, Inc. was changed to Chanticleer, Inc. by instrument recorded in said R. M. C. Office in Vol. 712 at page 481.

This is one of the lots conveyed by Chanticleer, Inc. to Chestnut Hills, Inc. Chestnut Hills, Inc., by amendment of charter, changed its name to Chanticleer Real Estate Co.



together with all and singular the rights, tenements, merchandises and appurtenances to said premises belonging or in any wise incident or appertaining; to have and to hold all and singular the premises before mentioned unto the grantee(s), and the grantee's(s') heirs or successors and assigns, forever. And, the grantor does hereby bind itself and its successors to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s') heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

IN WITNESS whereof the grantor has caused its corporate seal to be affixed hereto and these presents to be subscribed by its duly authorized officers, this 10th day of June 1965.

SIGNED, sealed and delivered in the presence of:

Chanticleer Real Estate Co (SEAL)

A Corporation
By:

R. E. Hughes Pres.

President

Secretary

Margaret Lois Dacus

Sumner C. Smith
Georgette C. Long

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named Corporation, by its duly authorized officers, sign, seal and as the grantor's act and deed deliver the within written deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 10th day of June 19 65.

Georgette C. Long (SEAL)
Notary Public for South Carolina.

Sumner C. Smith

RECORDED this 2nd day of July 19 65 at 11:12 A. M., No. 640

215-119-13-1-39