

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

FILED GREENVILLE CO. S. C. JUL 18 2 30 PM '72 ELIZABETH RIDDLE R.M.C.

KNOW ALL MEN BY THESE PRESENTS, that I, Bess K. Isham,

in consideration of Seven Thousand and No/100-----(\$7,000.00)----- Dollars, and assumption of mortgage as hereinbelow set out; the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto Western Family Steak Houses, Inc., a corporation, its successors or assigns, forever;

All that lot of land situate, lying and being on the northeastern side of White Horse Road (also known as S. C. Highway No. 250), near the City of Greenville, in Greenville County, South Carolina, shown as a portion of Tract 4 on Plat of Property of J. H. Ware Estate recorded in the R.M.C. Office for Greenville County in Plat Book "A", at Page 170, and having, according to said plat and a plat made by Gilbert, Richardson & Associates, Inc., November 16, 1971, recorded in Plat Book "4-L", at Page 187, in the R.M.C. Office for Greenville County, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeastern side of White Horse Road at the southwestern corner of property conveyed to Crown Duke Apartments and runs thence N 61-34 E, 184.6 feet to an iron pin; thence S 28-26 E, 130 feet to an iron pin; thence S 58-54 W, 189.6 feet to an iron pin on the northeastern side of White Horse Road; thence along White Horse Road N 25-20 W, 75 feet to an iron pin; thence N 27-50 W, 64 feet to the beginning corner.

This is the same property conveyed to the Grantor by deed of Carlos F. Lindsey, dated May 22, 1972, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 944, at Page 255.

This conveyance is subject to the following restrictions: (1) A 25-foot easement is reserved for ingress and egress for Carlos F. Lindsey, his heirs and assigns. Said easement to run along the rear property line abutting property owned by Crown Duke Apartments. Bess K. Isham, her heirs and assigns shall have full rights to the use of said 25-foot easement subject to the aforementioned easement for ingress and egress. Bess K. Isham, her heirs and assigns, are also granted a non-exclusive easement for ingress and egress along the 50-foot strip of land running along the northern side property line of the above-described property. Said easement having been reserved by Carlos F. Lindsay in deed to Crown Duke Apartments. (2) The front set-back building line for the buildings facing White Horse Road to be 115 feet from the rear of the lot. (3) No buildings to be nearer than 15 feet to the proposed street right-of-way along the northern edge of the lot.

This property is conveyed subject to a 17.5-foot easement or right-of-way along the front portion and parallel to the front property line for sanitary sewer as shown on the recorded plat mentioned above.

This conveyance is subject to all set back lines, easements and rights-of-way, if any, affecting the above-described property.

Purchaser agrees to assume that certain mortgage payable to Carlos B. Lindsey in the original amount of Twenty Thousand (\$20,000) Dollars, dated May 22, 1972, together with all and singular the rights, members, hereditaments 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(s) do(es) hereby bind the grantor(s) and the grantor's(s) heirs or successors, executors and administrators 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.

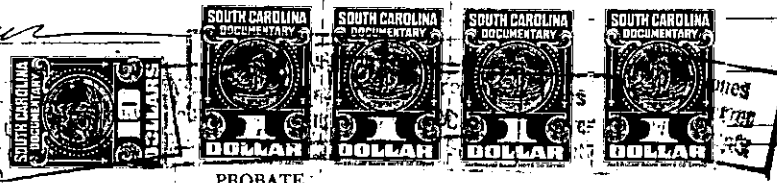
WITNESS the grantor's(s) hand(s) and seal(s) this 18th day of JULY 19 72

SIGNED, sealed and delivered in the presence of:

Bess K. Isham (SEAL) Bess K. Isham

William P. Haas (SEAL)

Beth T. Hatcher (SEAL)



STATE OF SOUTH CAROLINA COUNTY OF Greenville

PROBATE

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

SWORN to before me this 18th day of July 1972

William P. Haas (SEAL) Notary Public for South Carolina My commission expires 5/25/81

Beth T. Hatcher Greenville County Stamps Paid \$ 7.70 Act No. 380 Sec. 1

STATE OF SOUTH CAROLINA COUNTY OF

RENUNCIATION OF DOWER GRANTOR IS FEMALE

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named grantor(s) respectively, did this day appear before me, and each, upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomsoever, renounce, release and forever relinquish unto the grantee(s) and the grantee's(s) heirs or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this

day of 19

(SEAL)

Notary Public for South Carolina.

My commission expires

RECORDED this 18th day of July 19 72, at 2:30 P. M., No. 1599

308-313.2-1-4