

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MAR 12 4 23 PM 1968

BOOK 839 PAGE 397

KNOW ALL MEN BY THESE PRESENTS, that CHANTICLEER REAL ESTATE COMPANY

A Corporation chartered under the laws of the State of SOUTH CAROLINA and having a principal place of business at GREENVILLE State of SOUTH CAROLINA, in consideration of FIVE THOUSAND AND NO/100 (\$5,000.00) -----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 M. L. LANFORD, JR., his heirs and assigns:

ALL that lot of land in Greenville County, South Carolina known and designated as Lot Number One Hundred Fifty-Seven (157) of Section Two (2) of Chanticleer, as shown by a plat thereof made by R. K. Campbell, dated August 30, 1965, and recorded in the RMC Office for Greenville County in Plat Book "JJJ" at page 71; and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the East side of Chapman Road at the joint front corners of Lots 158 and 157 and running thence along said lot lines S 32-02 E 215 feet to an iron pin; thence turning and running along the rear lot line of Lot 157 S 82-22 W 95 feet to an iron pin; thence continuing along the rear lot line S 54-39 W 20 feet to an iron pin; thence turning and running along the joint lot lines of Lots 156 and 157 N 42-06 W 172 feet to an iron pin on Chapman Road; thence turning and running along Chapman Road N49-09 E 90 feet to an iron pin; thence continuing along Chapman Road N 65-31 E 47.5 feet to the point of beginning.

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. 784 at page 329.

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, 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 Company.

County Stamps Paid \$5.50
See Act No. 300 Section 1



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 does hereby bind itself and its successors 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 12th day of March 19 68

SIGNED, sealed and delivered in the presence of:

Lois D. Elmore
Jeanette C. Long

CHANTICLEER REAL ESTATE COMPANY (SEAL)
A Corporation
By: *R. P. Hughes*
President
Secretary

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 12th day of March 1968

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

Lois D. Elmore

RECORDED this 12th day of March 1968 at 4:29 P. M., No. 23875

156- WG 1.3-1-95