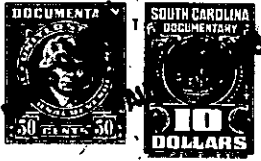


TITLE TO REAL ESTATE BY A CORPORATION
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE



GREENVILLE CO. S. C.
at Low, Masonic Temple Bldg., Greenville, S. C.

FILED
AUG 30 4 56
OLLIE FARRIS
R.M.

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KNOW ALL MEN BY THESE PRESENTS, that **CHANTICLEER, INC.**
A Corporation chartered under the laws of the State of South Carolina, in consideration of (\$17,000.00)

Seventeen Thousand 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 **M. P. NIVEN**, his heirs and assigns,

ALL those two lots of land in Greenville County, South Carolina known and designated as Lots Numbers Eighteen and Nineteen (18 & 19) of Section One of Chanticleer, as shown by a plat thereof made by R. K. Campbell, dated September 29, 1962, and recorded in the RMC 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 at the joint front corner of Lots 17 and 18 on the northeastern side of Chanticleer Drive, and running thence with the northeastern side of Chanticleer Drive N. 25 - 24 W. 45 feet to an iron pin; thence still with the northeastern side of Chanticleer Drive N. 32 - 54 W. 74.5 feet to an iron pin at the joint front corner of Lots 18 and 19; thence still with the northeastern side of Chanticleer Drive N. 32 - 54 W. 46 feet to an iron pin; thence still with the northeastern side of Chanticleer Drive N. 43 - 22 W. 74 feet to an iron pin at the joint front corner of Lots 19 and 20; thence with the line of Lot 20, N. 41 - 23 E. 223.4 feet to an iron pin on the line of F. H. Earle property; thence with the F. H. Earle line S. 28 - 21 E. 175 feet to the joint rear corner of Lots 18 and 19; thence still with the line of F. H. Earle property S. 28 - 21 E. 160 feet to an iron pin at the joint rear corner of Lots 17 and 18; thence with Lot 17 S. 68 - 11 W. 184.5 feet to the beginning corner.

This property is subject to easements and restrictions shown on said plat and to restrictive covenants recorded in the RMC 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 RMC Office in Vol. 700 at page 383. The name of Audubon Forest, Inc. was changed to Chanticleer, Inc. by instrument recorded in said RMC Office in Vol. 712 at page 481.



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 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 30th day of August 1963.

SIGNED, sealed and delivered in the presence of:

CHANTICLEER, INC.

(SEAL)

A Corporation
By:

[Signatures of witnesses]

President

Secretary

[Signature of R. K. Campbell]
[Signature of R. K. Campbell]

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 30th day of August 1963.

[Signature of Notary Public] (SEAL)
Notary Public for South Carolina.

[Signature of Notary Public]

RECORDED this 30th day of August 1963, at 4:56 P. M., No. 6610.

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