

STATE OF SOUTH CAROLINA GREENVILLE COUNTY

MAR 13 3 00 PM 1967

OLLIE J. Know All Men by These Presents:

That I, Ollie J. Duncan, in the State aforesaid, in consideration of the sum of Fifty Thousand and No/100----- DOLLARS,

to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said Waffle House, Inc., a Georgia Corporation,

ALL those pieces, parcels or lots of land situate, lying and being at the North-western corner of the intersection of Laurens Road (U. S. Highway No. 276) and James Street in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lots Nos. 11 and 12 as shown on a plat of Property of Emma C. Poag, dated June 1939, and recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book K at page 68 and having in the aggregate according to said plat and also according to a more recent plat entitled "Survey for Waffle House", prepared by Carolina Engineering & Surveying Co., dated March 7, 1967, and recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book QQQ at page 41, the following metes and bounds:

BEGINNING at an iron pin on the Northern side of Laurens Road at the joint front corner of Lots Nos. 10 and 11, which iron pin is located 140 feet in a North-westerly direction from the Northwestern corner of the intersection of Laurens Road and James Street and running thence with the line of Lot No. 10 N. 34-15 E. 200 feet to an iron pin; thence with the rear lines of Lots Nos. 22 and 21 S. 55-45 E. 140 feet to an iron pin on the Western side of James Street; thence with the Western side of James Street S. 34-15 W. 200 feet to an iron pin at the Northwestern corner of the intersection of James Street and Laurens Road; thence with the Northern side of Laurens Road N. 55-45 W. 140 feet to the point of beginning.

This is the identical property conveyed to the Grantor herein by deed of Haskell James, Jr. and Lucille E. James, dated October 11, 1947, and recorded in the R. M. C. Office for Greenville County, South Carolina in Deed Book 323, page 468. TOGETHER with all and Singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the said Premises before mentioned unto the grantee(s) hereinabove named, and its Successors heirs and Assigns forever.

And the grantor(s) do(es) hereby bind the grantor(s) and the grantor's (s) Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and the grantee's (s) heirs and Assigns against the grantor(s) and the grantor's (s) Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

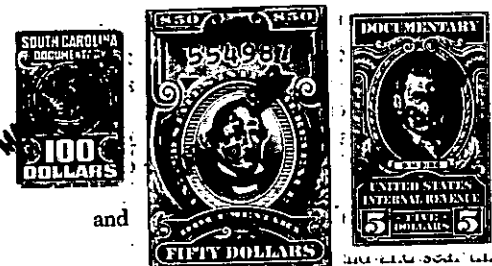
Witness the grantor's (s) hand and seal this 13th day of March in the year of our Lord One Thousand Nine Hundred and Sixty-Seven.

Signed, Sealed and Delivered in the Presence of Genevieve G. Williams Fred D. Cox, Jr.

Ollie J. Duncan (Seal) (Seal) (Seal) (Seal) (Seal)

State of South Carolina, Greenville County Personally appeared before me Genevieve G. Williams and made oath that She saw the within named grantor(s) Ollie J. Duncan deliver the within written deed, and that she, with Fred D. Cox, Jr. sign, seal and as her act and deed witnessed the execution thereof. Sworn to before me this 13th day of March, A. D. 1967. Notary Public for South Carolina

State of South Carolina, RENUNCIATION OF DOWER (WOMAN GRANTOR) Notary Public, do hereby certify



and being privately and separately examined by me, did declare that she does freely, dread or fear of any person or persons whomsoever, renounce, release, and forever Heirs and Assigns, all her interest and estate, ver of, in or to all and singular the premises within mentioned and released. day of, A. D. 1967. Notary Public for South Carolina

Cancelled documentary stamps attached: S. C. \$; U. S. \$ Recorded this 13th day of March 1967 at 3:08 P. M., No. 21854

519-198-3-78 8