

FILED  
GREENVILLE CO. S.C.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

DEC 27 9 47 AM '84

DONNIE S. TANKERSLEY  
R.M.C.

For True Consideration See Above

Book 42 Page 244

KNOW ALL MEN BY THESE PRESENTS, that **Chanticleer Real Estate, Inc.**  
A Corporation chartered under the laws of the state of **South Carolina** and having a principal place of business at  
P.O. Drawer 2567, State of South Carolina, in consideration of **Ten and No/100 (\$10.00)**  
304 North Church Street, Greenville, S.C. 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

**N. Barton Tuck, Jr.**

ALL that certain piece, parcel, or tract of land in the County of Greenville near the City of Greenville, South Carolina, near Lowood Lane in the Chanticleer Subdivision, the property being more particularly described according to a plat entitled, "Property of Chanticleer Real Estate, Inc., near Greenville, Greenville County, S. C." by Webb Surveying and Mapping Company, dated December 6, 1984, and having according to said plat the following metes and bounds to-wit:

BEGINNING at an iron pin on the northwest corner of Lot 223, Chanticleer Section VII, and running thence along the joint property line with Lot 223, S 11-50-56 W 198.53 feet to an iron pin on the property of the Chanticleer Golf Course of the Greenville Country Club; and turning and running thence N 79-43-53 W 167.28 feet to an iron pin; thence continuing S 33-03-14 W 59.87 feet to an iron pin; thence turning and running N 37-22-34 W 225.17 feet to an iron pin; thence N 38-19-31 W 192.38 feet to an iron pin; thence N 40-01-28 E 35 feet to an iron pin; thence N 48-01-31 E 111.55 feet to an iron pin; thence N 65-28-49 E 115.06 feet to an iron pin; thence N 78-53-06 E 123.01 feet to an iron pin; thence N 89-03-39 E 137.89 feet to an iron pin on the joint rear property line with Lot 225 of the Chanticleer Section VII; thence turning and running along the joint property line with Lot 225 S 10-08-37 E 109.55 feet to an iron pin on the rear corner of Lot 224 Chanticleer Section VII; thence continuing along the joint property line with Lot 224 S 7-34-05 W 129.57 feet to an iron pin; thence across the end of an unnamed street S 23-15-14 E 59.15 feet to an iron pin, the point of beginning.

Subject to existing easements, restrictions, and rights-of-way, specifically including, but not limited to those shown on the above-referred plat, upon or affecting said property.

A-156-100-1-7.3 out of 100-1-7

This property is subject to deed restrictions which are agreed to be the same as those restrictions on Chanticleer Section VII, which are recorded in Deed Book 1021 at Page 578. These restrictions shall apply as if fully set forth herein. Grantee agrees that these restrictions shall be covenants running with the land and shall be binding on

(continued on back)

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 21<sup>st</sup> day of December 1984

SIGNED, sealed and delivered in the presence of:

CHANTICLEER REAL ESTATE, INC. (SEAL)

A Corporation

By:

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 its 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 21 day of December 1984

Notary Public for South Carolina.  
My commission expires: 7-19-89

RECORDED this \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_ at \_\_\_\_\_ M. No. (CONTINUED ON NEXT PAGE)

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