

TITLE TO REAL ESTATE BY A CORPORATION—George F. Townes, Attorney at Law, Masonic To

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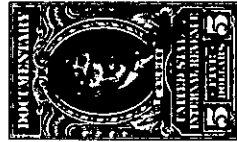


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STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

OLLIE FAYNSWORTH  
R.M.C.



KNOW ALL MEN BY THESE PRESENTS, that CHANTICLEER, INC.  
A Corporation chartered under the laws of the State of South Carolina, in consideration of (\$5,000.00)

Five 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. G. PROFFITT, INC., a corporation, its successors and assigns,

ALL that lot of land in Greenville County, South Carolina, known and designated as Lot Number Eighty-Eight (88) of Section One of Chanticleer, as shown by a plat thereof made by R. K. Campbell, dated September 29, 1962, and recorded in the R.M.C. 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 on the southern side of East Seven Oaks Drive at the joint front corner of Lots 88 and 89 and running thence with the southern side of East Seven Oaks Drive N. 76 - 02 W., 115 feet to an iron pin at the joint front corner of Lots 88 and 87; thence with the line of Lot 87, S. 13 - 58 W., 195 feet to an iron pin at the rear corner of Lot 87; thence S. 73 - 16 E., 110 feet to an iron pin at the rear corner of Lot 89; thence with the line of Lot 89 N. 15 - 26 E., 200.4 feet to the beginning corner.

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. 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 R.M.C. Office in Vol. 700 at page 383. The name of Audubon Forest, Inc. was changed to Chanticleer, Inc. by instrument recorded in said R.M.C. 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 7 day of February 19 64 .

SIGNED, sealed and delivered in the presence of:

CHANTICLEER, INC. (SEAL)

A Corporation

By:

George F. Townes

President

Lucy M. Proffitt

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 7 day of February 19 64 .

George F. Townes (SEAL)  
Notary Public for South Carolina.

Lucy M. Proffitt

RECORDED this 13th day of February 19 64 at 2:13 P.M., No. 22907

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