

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

OFFICE OF THE CLERK OF THE R.M.C.

For True Consideration See Affidavit

Book 26 Page 135

KNOW ALL MEN BY THESE PRESENTS, that CHANTICLEER, INC.

A Corporation chartered under the laws of the State of South Carolina, in consideration of (\$10.00) --

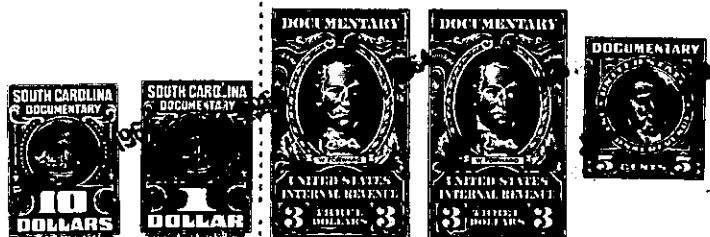
-----Ten and No/100----- Dollars, and other valuable consideration the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto JUANITA S. GROFF, her Heirs and Assigns forever;

ALL that lot of land in Greenville County, South Carolina known and designated as Lot Number Seventy-Three (73) of Section One (1) of Chanticleer, Inc. 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 southwestern side of West Seven Oaks Drive at the joint front corner of Lots 72 and 73, and running thence with the southwestern side of West Seven Oaks Drive, S. 68-08 E. 173 ft. thence S. 73-28 E., 56.1 feet to a pin; thence still with the southwestern side of West Seven Oaks Drive, S. 74-43 E., 46.6 feet to a pin at the joint front corner of Lots 73 and 74; thence with the line of Lot 74, S. 71-48 W., 223.6 feet to a pin at the rear corner of Lots 73 and 74; thence along the rear line of Lot 73, N. 87-28 W., 18.7 feet; thence N. 66-23 W., 99.1 feet; thence N. 52-12 W., 45 feet to the rear corner of Lots 72 and 73; thence along the line of Lot 72, N. 22-08 E., 202.1 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. 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 9th day of July 19 64.

SIGNED, sealed and delivered in the presence of:

CHANTICLEER, INC. (SEAL)

A Corporation

By:

Martha J. Durham

[Signature]

President

Margaret Lois Dacus

[Signature]

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 9th day of July 1964

Margaret Lois Dacus (SEAL) Notary Public for South Carolina

Martha J. Durham

RECORDED this 10th day of July 19 64 at 12:51 A.M., No. 1602

215-2613-1-60