

TITLE OF REAL ESTATE - Form 137 1/2 - W. A. Seybt & Co., Office Supplies, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.
AUG 17 4 47 PM 1967
OLLE... NORTH

Know All Men by These Presents:

That CHANTICLEER REAL ESTATE COMPANY in the State aforesaid, in consideration of the sum of SEVEN THOUSAND AND NO/100 (\$7,000.00) DOLLARS,

to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (the receipts whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said J. E. MEADORS, His heirs and assigns forever

ALL that lot of land in Greenville County, South Carolina, known and designated as Lot Number Ninety-Eight(98) of Section Two (2) of Chanticleer, as shown by a plat thereof made by R. K. Campbell, dated August 30, 1965, and recorded in the R. M. C. Office for Greenville County in plat Book "JJJ" at Page 71; and having, according to said plat, the following metes and bounds:

BEGINNING AT an iron pin on the Southeast side of East Seven Oaks Drive at the joint front corners of lots 97 and 98 and running thence along said lot lines S47-19E. 120 feet to an iron pin; thence turning at joint corners of Lots 98 and 99 and running along said lot lines S. 42-41 W. 157.5 feet to an iron pin on the rear corners of lots 98 and 99; thence turning and running along said lot lines N 51-53W, 120.45 feet to the joint rear corners of lots 97 and 98; thence turning and running along said lot lines N 42-41E. 167 feet to the point of beginning.

This property is subject to easements and restrictions shown on said plat and to the restrictive covenants recorded in the R. M. C. Office for Greenville County in Vol. 784 at page 329.

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. This is one of the lots conveyed by Chanticleer, Inc., to Chestnut Hills, Inc., by amendment of Charter, changed its name to Chanticleer Real Estate Company.

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 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 seventeenth day of August in the year of our Lord One Thousand Nine Hundred and Sixty-Seven

Signed, Sealed and Delivered in the Presence of

Furman E. Smith
Lois D. Elmore

CHANTICLEER REAL ESTATE COMPANY

BY: R. E. Hughes (Seal)
(Seal)
(Seal)
(Seal)

State of South Carolina

COUNTY OF GREENVILLE

Personally appeared before me Furman E. Smith

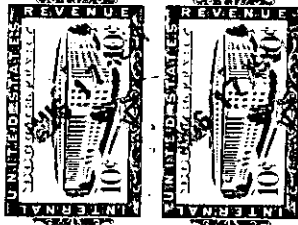
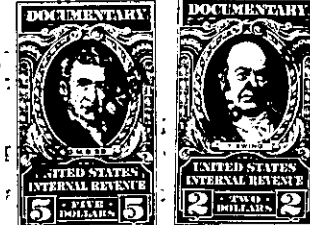
and made oath that he saw the within named grantor(s) R. E. Hughes sign, seal and as his act and deed deliver the within written deed, and that he, with Lois D. Elmore witnessed the execution thereof.

Sworn to before me this 17th day of August, A. D., 1967.
Lois D. Elmore (Seal)
Notary Public for South Carolina

Furman E. Smith

State of South Carolina

RENUNCIATION OF DOWER



Public, do hereby certify

and declare that she does freely, er, renounce, release, and signs, all her interest and in mentioned and released.

seal this
A. D., 19
(Seal)
Notary Public for South Carolina

Cancelled documentary stamps attached: S. C. \$; U. S. \$
Recorded this 17th day of August 19 67, at 2:47 P.M., No. 5307

911-1-316M - 951-