

TITLE TO REAL ESTATE BY A CORPORATION
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

DONNE S. TANKERSLEY
R.M.C.

KNOW ALL MEN BY THESE PRESENTS, that **Baldt Corporation**
A Corporation chartered under the laws of the State of **Delaware** and having a principal place of business at
New York, State of **New York**, in consideration of **Seven Hundred Twenty Five**
Thousand and No/100 (\$725,000.00) 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 **Barbecue King, Inc.**, its successors and assigns forever:
in State and County aforesaid

ALL that certain piece, parcel or lot of land, with all improvements thereon, situate,
lying and being on the southwestern side of U. S. Highway No. 276 and being shown as the
Property of Baldt Corporation on a plat prepared by C. L. Riddle, dated February, 1971,
recorded in the RMC Office for Greenville County in Plat Book "4-1" at Page 111, and
having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of the right-of-way of U. S. Highway
No. 276, joint front corner of the within described property and that now or formerly
of Max Heller and running thence with the Heller line, S. 56-12 W. 694.8 feet to an
iron pin on the northeastern side of Neely Ferry Road; thence with said Road, S. 16-34
E. 480.4 feet to an iron pin; thence N. 73-26 E. 279.1 feet to an iron pin; thence
S. 66-20 E. 318.1 feet to an iron pin; thence N. 23-40 E. 500 feet to an iron pin on
the southwestern side of the right-of-way of U. S. Highway No. 276; thence with said
Highway, N. 36-09 W. 541.5 feet to the point of beginning.

The Grantor herein obtained property by Charter changing name from Decorated Metal
Manufacturing Company, Inc. to Baldt Corporation recorded March 30, 1971 in Deed Book
911, at page 513. — 299 - 305 - 1 - 5

The address of the Grantee is P. O. Box 5340, Greenville, S. C. 29606.

It is intention of the Grantor to convey all of its property located along U. S. Highway
No. 276 in Greenville County in this Deed.

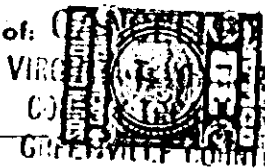


together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or
appertaining; to have and to hold all and singular the premises before mentioned unto the grantee(s), and the grantee's(s) heirs or
successors and assigns, forever. 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.

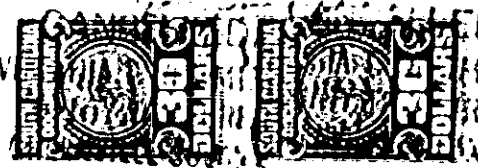
IN WITNESS whereof the grantor has caused its corporate seal to be affixed hereto and these presents to be subscribed by its duly authorized
officers, this 26th day of August 1976.

SIGNED, sealed and delivered in the presence of:

Betty Seaman
Earl B Ferguson



BALDT CORPORATION,
A Corporation of Delaware
By: *James H. Hoffner*
President
James H. Hoffner
Secretary



STATE OF ~~SOUTH CAROLINA~~ NEW YORK
COUNTY OF NEW YORK

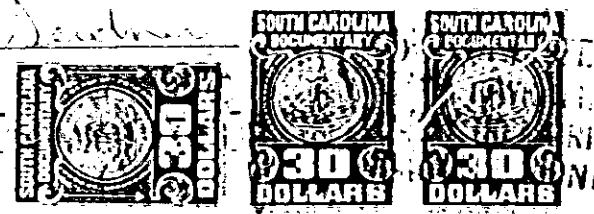
PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named Cor-
poration, 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 26th day of August 1976.

Thomas E. McFarland THOMAS E. McFARLAND
NOTARY PUBLIC, State of New York
No. 41-7827385
Notary Public for ~~South Carolina~~ NEW YORK
Qualified in Rockland County
Term Expires March 30, 1978

RECORDED this day of AUG 30 1976 at 9:58 A.M.
5753



4328 RW-23