BOOK 830 PAGE 645

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S.C.

KNOW ALL MEN BY THESE PRESENTS, that CHANTICLEER REAL ESTATE COMPANY
A Corporation chartered under the laws of the State of SOUTH CAROLINA and having a principal place of business at GREENVILLE, State of SOUTH CAROLINA, in consideration of SEVEN THOUSAND NINE HUNDRED FIFTY AND NO/100 ($7,950.00) Dollars,

OCT 16 3 43 PM '67
DONNIE S. TANKERSLEY
R.M.C.

the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto GERTRUDE P. LEAKE, her heirs and assigns:

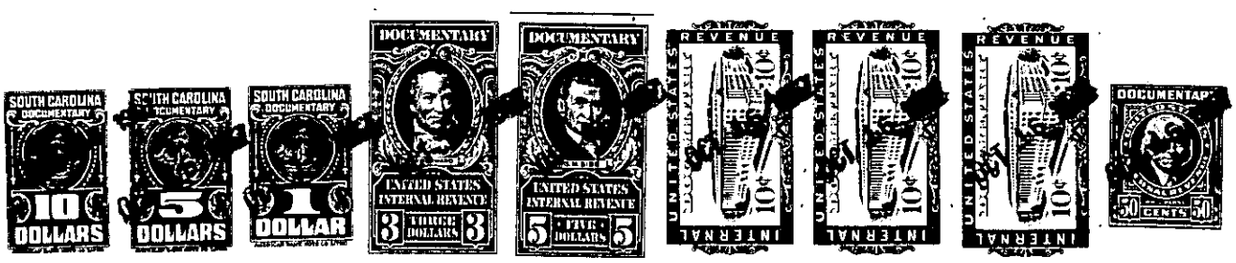
ALL that lot of land in Greenville County, South Carolina known and designated as Lot Number One Hundred Eight (108) of Section (2) Chanticleer as shown by a plat thereof made by R. K. Campbell dated August 30, 1965, and recorded in the R. M. C. Office for Greenville County in plat Book "JJJ" at page 71; and having according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the South side of Bartram Grove at the joint front corners of Lots 107 and 108 and running thence along said lot lines N 72-14 W 147.6 feet to an iron pin; thence turning and running along the rear lot line of Lot 108 S 9-44 E 133.7 feet to an iron pin; thence continuing along the rear lot line of Lot 108 S 38-15 E 105 feet to an iron pin; thence turning and running along the joint lot lines of Lots 109 and 108 N 34-12 E 144.4 feet to an iron pin on Bartram Grove; thence turning and running along Bartram Grove N 47-34 W 30 feet to an iron pin; thence continuing along Bartram Grove N 11-33 W 30 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. 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 Fores, t 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. 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 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 5th day of October 1967

SIGNED, sealed and delivered in the presence of:

Jeannette C. Long
Lois D. Elmore

CHANTICLEER REAL ESTATE COMPANY (SEAL)
A Corporation
By: R. A. Hughes
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 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 5th day of October 1967.

Lois D. Elmore (SEAL)
Notary Public for South Carolina.
My Commission Expires 1/1/1970

Jeannette C. Long

RECORDED this 16th. day of October 1967 at 3:43 P. M., No. 11112

156- WG 13-1-106