TITLE TO REAL ESTATE BY QRATION-Offices of Leatherwood, Walker, Lodd & Mann, Attorneys at Law, Greenville, S. C.

COUNTY OF GREENVIELE Shoney's South, Inc. P. O. Box 8068

va.1105 4 2 957

STATE OF SOUTH CAROLINAS

Charlotte, North Carolina 28231

KNOW ALL MEN BY THESE PRESENTS, that Central Realty Corporation

South Carolina A Corporation chartered under the laws of the State of and having a principal place of business at Greenville South Carolina . State of , in consideration of One Hundred Sixty-Three Thousand Nine Hundred Ninety and 00/100 (\$163,990.00) ----

the receipt of which is hereby acknowledged, has granted, barglined, sold, and released, and by these presents does grant, bargain, sell and release unto Shoney's South, Inc., its successors and assigns forever,

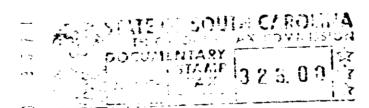
ALL that certain piece, parcel or lot of land situate, lving and being in the County of Greenville, State of South Carolina, on the northern side of the right-of-way of Interstate 85 and being shown on plat of property entitled "Survey for Shoney's South, Inc.", prepared by James Ralph Freeland, R.L.S., dated May 10, 1979 and recorded in the RMC Office for Greenville County in Plat Book 7-H, at Page 92 and having, according to said survey, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern right-of-way of Interstate 85, said iron pin being 4,320 feet from the point of the intersection of the right-of-way of Interstate 85 and Pelham Road, the corner of property now or formerly of Rolling Green Real Estate Co. and running thence with the line of property of Rolling Green Real Estate Co. N. 25-50 W. 710 feet to an iron pin; thence with other property of the grantor N. 66-48 E. 650 feet to an iron pin; thence continuing with other property of the grantor S. 25-50 E. 710 feet to an iron pin on the northern right-of-way of Interstate 85; thence with the northern boundary of the right-of-way of Interstate 85 S. 66-48 W. 650 feet to the point

of beginning. (16) 195 - 33.4 - 1 - 7.8 - 10.58AC.This is a portion of the property conveyed to the grantor herein by deed of H. Hoke Smith, May 8, 1959 _ , and recorded on in the RMC Office for Greenville County in Deed Book 623, Page 323.

This property is conveyed subject to easements, restrictions and rights-of-way of record.

Reference is made to a road and sign Right of Way Agreement of even date herewith, to be recorded herewith in the R.M.C. Office for Greenville County.





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 granter 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. assigns

IN WITNESS whereof the grantor has caused its corporate seal to be attived hereto and these presents to be subscribed by its duly authorized

officers, this 29th day of 1979. SIGNED, sealed and delivered in the presence

CENTRAL REALTY CORPORATION A Corporation

Secretary

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

- and the state of the state of

PROBATE

Personally appeared the undersigned witness and mide oath that (s)he saw the within named Corposition, by its duly such nized officers, sign, scall and as its act and deed, deliver the within written Deed and that sine, with the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this 29th day of

_day of

SEAL

Netary Public for South Carolina.

June

1979 1,at.

4:27P. M., No.

SEAL

My commission expires: ---