

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MAY 18 2 42 PM 1964



KNOW ALL MEN BY THESE PRESENTS, that

OLLIE F. NORTH
Chanticleer, Inc.

A Corporation chartered under the laws of the State of Greenville, State of South Carolina, and having a principal place of business at Greenville, State of South Carolina, in consideration of

Eight Thousand & 00/100 ----- (\$8,000.00) ----- 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 J. O. Estes and Ruby C. Estes, their heirs and assigns forever,

All that lot of land in the County of Greenville, State of South Carolina, known and designated as the eastern half of Lot 85 of Chanticleer, as shown by a revised plat of Lots 83, 84 and 85 of Chanticleer made by R. K. Campbell, Engineer, dated September 25, 1963, and of record in the R.M.C. Office for Greenville County, said eastern half having the following metes and bounds:

Beginning at an iron pin on the southern side of East Seven Oaks Drive at the joint front corner of Lots 85 and 86 and running thence with the southern side of East Seven Oaks Drive, S. 82-19 W. 60 feet to a pin; thence S. 3-40 E. 190 feet to a pin; thence N. 68-28 E. 50.5 feet to a pin at the joint rear corner of Lots 85 and 86; thence with the line of Lot 86 N. 0-06 E. 179.6 feet to the beginning corner.

All that piece, parcel or lot of land in the County of Greenville, State of South Carolina known and designated as Lot 86 of Chanticleer, as shown by a plat entitled Chanticleer, Inc. prepared by R. K. Campbell dated September 29, 1962 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, to wit:

Beginning at an iron pin on the southern side of East Seven Oaks Drive, joint front corner of Lots 85 and 86 and running thence S. 0-06 W. 179.6 feet to a point; thence running S. 84-56 E. 100 feet to a point; thence running N. 6-18 E. 186.4 feet to a point on East Seven Oaks Drive; thence running along said drive N. 84-01 W. 60 feet to a point; thence continuing with said drive S. 86-57 W. 60 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; said restrictions are hereby made applicable to said lot as shown on said revised plat.

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 18th day of May 1964.

SIGNED, sealed and delivered in the presence of:

CHANTICLEER, INC. (SEAL)
A Corporation

Martha J. Durham
Jeanette C. Long

By: [Signature]
President
[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 18th day of May 1964.

Jeanette C. Long (SEAL)
Notary Public for South Carolina.

Martha J. Durham

RECORDED this _____ day of _____ 19____, at _____ M., No. _____
(Continued on next page)

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