

FILED
GREENVILLE CO. S. C.
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

VOL 900 PAGE 95

OCT 8 3 39 PM '70
OLLIE FARNSWORTH

KNOW ALL MEN BY THESE PRESENTS, that **J. O. F., Inc.**
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
Eighty-seven Thousand Five Hundred and no/100 (\$87,500.00)-----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 **Franchise Realty Interstate Corporation, its successors and**
assigns forever

All that piece, parcel or lot of land shown as property of Franchise Realty
Interstate Corporation on plat by enwright associates dated June 15, 1970
and having according to said plat* the following metes and bounds:

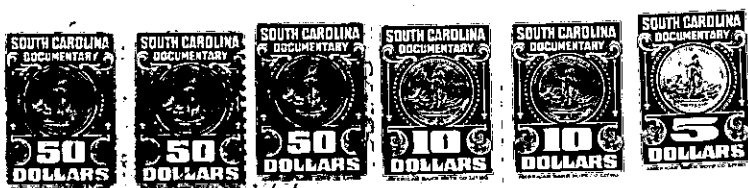
BEGINNING at an iron pin on the western side of Wade Hampton Boulevard at
the joint front corner of property of Hanson Development Co. and running
thence with Hanson line N. 47-00 W. 200 feet; thence N. 43-00 E. 156.05 feet;
thence with the line of Bob Jones University S. 47-00 E. 200 feet to an iron
on Wade Hampton Boulevard; thence with Wade Hampton Boulevard S. 43-00 W.
156.05 feet to the beginning corner.

This property is conveyed subject to a power and telephone line easement
shown on the recorded plat.

The Grantor reserves to itself and its successors and assigns an easement for
utility purposes 10 feet in width along the northern boundary of the above
property; said easement to be developed and maintained at grantor's expense
and will not be used in any manner so as to interfere with any business
conducted on the above property.

Grantor, simultaneously with the execution of this deed, grants an easement
for ingress and egress from the rear of the above property, across property
of grantor, to Balfer Drive, said easement to be described by separate
instrument to be recorded.

*The above referred to plat is recorded in Plat Book 4H at page 45
in the RMC Office for Greenville County.



96.25

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 7th day of October 1970.

SIGNED, sealed and delivered in the presence of:

J. O. F., INC.
A Corporation
By: [Signature]
President
Mary M. Hall
Secretary

(SEAL)
P/A - 0.7119
P/A - 0.9
P/A - 1-8A
271- OUT 017 P/A - 1-8A

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 7th day of October 1970.

[Signature] (SEAL)
Notary Public for South Carolina.
My commission expires 8/4/79

RECORDED this 8th day of October 1970, at 3:39 P. M., No. #8479