

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

1975 JUN 24

RECORDED IN THE R.M.C. OFFICE

VOL 1020 PAGE 299

KNOW ALL MEN BY THESE PRESENTS, that First Piedmont Bank and Trust 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 Sixty-Five Thousand and no/100ths-----(\$65,000.00)----- 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 Wendy's of South Carolina, Inc., its successors and assigns forever the following-described real estate:

ALL that piece, parcel or lot of land lying, being and situate on the north-eastern side of White Horse Road near the City of Greenville, county and state aforesaid, being shown and designated as a portion of Lot # 26 on plat of the property of J. Rowley Yow as recorded in the RMC office for Greenville County in Plat Book H at Page 49 and also being shown on a more recent plat entitled "Property of Whirlwinds, Inc." prepared by Campbell and Clarkson Surveyors, Inc. dated June 23, 1975 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeastern side of White Horse Road and the center of a 24-foot easement as delineated on said revised plat with the location of said iron pin being N 20-23 W 398.55 feet from the northeastern intersection of White Horse Road and Anderson Road and running thence along and with the center of said 24-foot easement S 62-25 E 216.45 feet to an iron pin; thence S 26-19 E 149.5 feet to an iron pin; thence S 62-30 W 232.5 feet to an iron pin on the northeastern side of White Horse Road; thence running along and with the northeastern side of White Horse Road N 20-23 W 150.55 feet to the beginning.

This being a portion of the property conveyed to Whirlwinds, Inc. by Hugh R. Robbins, et ux. by Deed recorded in the RMC Office for Greenville County in Deed Book 898 at Page 519 and being a portion of the property conveyed to Grantor herein by Whirlwinds, Inc. by Deed to be recorded forthwith. For a more particular description, see the aforesaid plat.

ALSO, a perpetual right to use a 24-foot easement leading from the north-eastern side of White Horse Road, which 24-foot wide easement is more particularly set forth on plat entitled "Property of Whirlwinds, Inc." prepared by Campbell and Clarkson Surveyors, Inc. dated June 23, 1975 and 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)' 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)' 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 24th day of June 1975.

SIGNED, sealed and delivered in the presence of:

*[Handwritten signatures]*

FIRST PIEDMONT BANK & TRUST CO. (SEAL)

A Corporation

By:

*[Signature]*  
John J. Godbold, Vice 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 24th day of June 1975

Notary Public for South Carolina

My commission expires: 8/4/79

RECORDED this day of 19 at M. No.

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