

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

FILED
SEP 12 11 40 AM '75
CLERK OF COURT
GREENVILLE S.C.

KNOW ALL MEN BY THESE PRESENTS, that Wendy's of South Carolina, 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 Seventy Thousand and No/100
(\$70,000.00) ----- 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 James C. Dawkins, his heirs and assigns forever:

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 Yown 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 N 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.

-161-249-5-21.1

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
which said 24-foot wide easement is to be used for all purposes for which
public roads and street are commonly used, including but not limited to
the right of ingress and egress to and from the above-described property
to White Horse Road and for public utilities over and under and across
same.

The Grantee hereby assumes any responsibilities Grantor may now have or
share with other parties in the cost of maintaining the above easement.
This property was conveyed to Grantor by Deed recorded in Deed Book 1020,
at Page 299.



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 10th day of September 19 75 WENDY'S OF SOUTH CAROLINA, INC.

SIGNED, sealed and delivered in the presence of:

(SEAL)

James H. Crumpton
Donna G. Kerns

A Corporation
By: *Donald D. Greer*
President Donald D. Greer
Secretary

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named Cor-
poration, 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 10th day of September 19 75.
James H. Crumpton (SEAL) *Donna G. Kerns*

Notary Public for South Carolina.
My commission expires: 5/14/85

RECORDED this _____ day of SEP 12 1975 at _____ M., No. 6841

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