

JUL 7 11 00 AM '76

DONNIE S. TANKERSLEY R.M.C.

For True Consideration See Affidavit

STATE OF SOUTH CAROLINA } COUNTY OF GREENVILLE }

Book 39 Page 1154

KNOW ALL MEN BY THESE PRESENTS, that Spartan Food Systems, Inc., A Corporation chartered under the laws of the State of South Carolina and having a principal place of business at Spartanburg, State of South Carolina, in consideration of Ten Dollars (\$10.00) and other considerations

the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto Everette H. Newman, his heirs and assigns:

All that piece, parcel of lot of land in the County of Greenville, State of South Carolina, containing 0.464 acres, more or less, situate, lying and being at the Southwestern corner of the intersection of U. S. Highway 25 and State Park Road, near the City of Greenville, designated as "Tract B" as shown on plat entitled "Property of C.W.I., a Partnership", dated September 4, 1975, prepared by Enwright Associates, Inc., and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 5-L at page 90, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the Western side of U. S. Highway 25 at the joint front corner of the premises herein described and property designated as Tract A, and running thence with the line of property designated as Tract A, N 51°19'43" W 170.00 feet to an iron pin; thence N 38°06'17" E 90 feet to an iron pin on the Southern side of State Park Road; thence with the Southern side of State Park Road, S 70°13'18" E 179.09 feet to an iron pin in the Southwestern corner of the intersection of State Park Road and U. S. Highway 25; thence with the Western side of U. S. Highway 25, S 38°06'17" W 147.97 feet to the point of beginning.

-366-485-1-4.1

This conveyance is subject to all restrictions, set-back lines, roadways, zoning ordinances, easements and rights of way, if any, affecting the above described property.

This is the property conveyed to Spartan Food Systems, Inc., by deed recorded in the R.M.C. Office for Greenville County, S.C., in Deed Book 1031 at Page 681.

TOGETHER with the perpetual right (for the Grantee, its successors and assigns, its employees, customers, invitees, tenants, and all others having business with or otherwise having occasion to use the premises or facilities of the Grantee) in common with all others having a like right (including the Grantor, its heirs and assigns, its tenants, grantees, and all others having the right to use the aforementioned shopping center) to use at all times:

(continued)

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 1st day of July 19 76

SIGNED, sealed and delivered in the presence of:

SPARTAN FOOD SYSTEMS, INC. (SEAL)

A Corporation

Handwritten signature of Connie deSilva

Handwritten signature of Duane Richardson, President

Handwritten signature of Jane C. Hughston

Handwritten signature of Secretary

STATE OF SOUTH CAROLINA } COUNTY OF SPARTANBURG }

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 its 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 1st day of July 1976

Handwritten signature of Jane C. Hughston (SEAL)

Handwritten signature of Connie deSilva

Notary Public for South Carolina My commission expires: 11-13-80

RECORDED this day of 19 at M., No.

(CONTINUED ON NEXT PAGE)

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