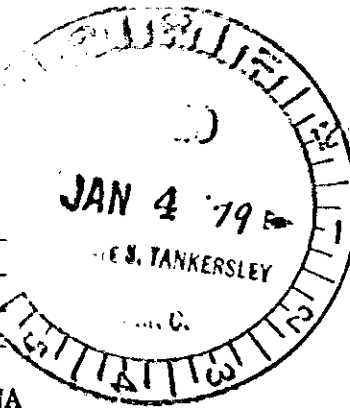


Grantees' Address:

James D. Cobb and
John L. Cobb
P.O. Box 850
Spartanburg, SC 29304

Prepared By:
LYLES, LYLES & HAMMETT
240 Magnolia Street
Spartanburg, South Carolina 29301



STATE OF SOUTH CAROLINA

DEED OF REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, That ETHEL G. COBB hereinafter referred to as grantor, in the State aforesaid, in consideration of the sum of Ten (\$10.00) Dollars and love and affection, to the grantor in hand paid by JAMES D. COBB and JOHN L. COBB hereinafter referred to as grantees, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto grantees, their heirs and assigns forever:

All that lot of land on the east side of North Main Street in the City of Greer, Greenville County, South Carolina. BEGINNING at an iron pin on the southwestern corner of Grantor's property on the east side of North Main Street and running N. 3-51 W. 131.2 feet with North Main Street to an iron pin; thence S. 81-35 E. 183.7 feet to rear line of Grantor's property; thence 4 old lines as follows to the beginning S. 4-11 E. 31.9 feet; S. 81-21 E. 50 feet; S. 4-11 E. 101.6 feet; N. 81-32 W. 235.4 feet. This is a portion of the property conveyed to Grantor by Bernice Ballinger Moon, September 20, 1965 by Deed recorded in Book 783, Page 134 in the Greenville County, R.M.C. Office. Approximately 10 feet of the depth of the Grantor's original acquisition has been taken for widening of North Main Street. The property hereby conveyed is presently occupied by a Hardee's Restaurant.

TOGETHER With all and singular the rights, members, hereditaments and appurtenances to the said premises belonging, or in anywise incident or appertaining;

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TO HAVE AND TO HOLD All and singular the premises before mentioned unto grantees, their heirs and assigns forever.

AND Grantor does hereby bind grantor and grantor's heirs, executors and administrators to warrant and forever defend all and singular said premises unto grantees and grantees' heirs and assigns against grantor and grantor's heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof except, however, against claims by persons under any protective covenants, conditions, restrictions, rights of way, easements or privileges set forth or referred to herein or of public record, or any of the same shown, noted or referred to on any recorded plat mentioned in any deed in the record chain of title or on any plat referred to herein.

WITNESS grantor's hand and seal this 2 day of January, 1979.

WITNESSES:

Betty Alamo Ethel G. Cobb (SEAL)
Deborah S. Kirby

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named grantor sign, seal and as the grantor's act and deed deliver the within written deed and that (s)he, with the other witness whose name is subscribed above, witnessed the execution thereof.

Deborah S. Kirby

SWORN To and subscribed before me in Spartanburg County South Carolina this 2nd day of January, 19 79.

Betty Alamo (SEAL)
Notary Public for South Carolina
My Commission Expires: 12-19-79

RECORDED JAN 4 1979
at 1:00 P.M.

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