

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
KNOW ALL MEN BY THESE PRESENTS, that

GRANTEES ADDRESS:

FOUR RESTAURANT
305th Boncarron Rd.
Greer, S.C., 29651

in consideration of ELEVEN THOUSAND, FIVE HUNDRED AND NO/100ths----- Dollars,
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto JAMES MITCHELL, his heirs and assigns forever:

ALL that lot of land in the State of South Carolina, County of Greenville, in the City of Greer, being located at the southeasterly corner of the intersection of Oakland Avenue and Howell Street, consisting of a house and lot, and an adjoining eighteen (18) foot strip and being described as follows in accordance with a plat entitled, "Property of Paul W. Peeples", prepared by James V. Gregory, Surveyor, dated October 5, 1978 to be recorded herewith: - 11 - 285 - G 9 - 4 - 1

BEGINNING at an iron pin on the easterly side of Howell Street, joint corner with Mason, and running thence along the edge of Howell Street, N. 17-45 E. 18 feet to an iron pin; thence continuing along Howell Street N. 17-45 E. 73 feet to an iron pin at the intersection of Howell Street and Oakland Avenue; thence with the southerly edge of Oakland Avenue, S. 69-34 E. 101.1 feet to an iron pin; thence S. 20-12 W. 67.8 feet to an iron pin; thence S. 20-12 W. 18 feet to an iron pin; thence along the line of property of Mason, N. 72-46 W. 97.33 feet to the point of beginning.

The house and lot (fronting 73 feet on Howell Street) is the identical property conveyed to the Grantor by deed of Helen V. DeShields, recorded in Deed Book 1045 at Page 323 on October 29, 1976. The 18 ft. strip, designated on the aforesaid plat as "DRIVE" is the identical property conveyed to the Grantor by deed of Helen V. DeShields and Paul Vaughn to be recorded herewith.

This property is subject to any easments or rights of way or zoning ordinances which may affect said property.

STATE OF SOUTH CAROLINA
DOCUMENTARY TAX STAMP
RECORDED

GREENVILLE COUNTY
SOUTH CAROLINA COUNTY DOCUMENTARY TAX
★ P.B. 10811
DEC-5-80
12.65

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(s) do(es) hereby bind the grantor(s) and the grantor's(s) heirs or successors, executors and administrators 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.

WITNESS the grantor's(s) hand(s) and seal(s) this 1st day of December 1980

SIGNED, sealed and delivered in the presence of:

x Paul W. Peeples (SEAL)
Paul W. Peeples (SEAL)
(SEAL)
(SEAL)

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STATE OF SOUTH CAROLINA
COUNTY OF Greenville

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named grantor(s) sign, seal and as the grantor's(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 1st day of December 1980

Notary Public for South Carolina (SEAL)

My commission expires 11/15/88

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named grantor(s) respectively, did this day appear before me, and each, upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomsoever, renounce, release and forever relinquish unto the grantee(s) and the grantee's(s) heirs or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all singular the premises within mentioned and released.

GIVEN under my hand and seal this

13 day of December 1980
Notary Public for South Carolina (SEAL)

My commission expires 11/15/88

x Rita P. Peeples
Rita P. Peeples

RECORDED this 5 day of 1980, at 9:58 A. M., No. 16351

4328 RV.2

4328 RV.2