

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

Grantees Address:
2711 Wade Hampton Blvd
Greenville, S.C. 29615
FILED
SEP 3 3 35 PM '82

KNOW ALL MEN BY THESE PRESENTS, that C. DOUGLAS WILSON, INC. a Corporation chartered under the laws of the State of South Carolina and having a principal place of business at Greenville, South Carolina in consideration of Sixteen Thousand Seven Hundred Seventy and No/100 (\$16,770.00) 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 RYAN'S FAMILY STEAKHOUSES, INC., its successors and assigns forever:

ALL that certain piece, parcel or tract of land, located, lying and being in the County of Greenville, State of South Carolina, lying on the Northern side of the right-of-way of Eastborne Road, and having, according to survey thereof prepared by Freeland & Associates, entitled "Property of C. Douglas Wilson, Inc.", dated April 23, 1982, the following metes and bounds, to-wit:

13 (308) Pr. to = B 3.2 - 5 - 135.2 -> 0.78 ac
OUT OF = B 3.2 - 5 - 135

BEGINNING at an old iron pin on the Northern edge of the right-of-way of Eastborne Road, at the joint corner of the tract conveyed herein and property owned by Ryan's Family Steakhouse No. 2 and running thence along the edge of the right-of-way of Eastborne Road S. 57-01 W., 216.23 feet to an old iron pin in the line of Westcliffe Subdivision; thence N. 33-00 W., 148.92 feet to a point, the joint corner of the tract conveyed herein and a tract of land being conveyed simultaneously by the Grantor herein to Burger King Limited Partnership I; thence, along the joint line of the tract herein conveyed and the tract being simultaneously conveyed by the Grantor to Burger King Limited Partnership I, N. 56-41 E., 233.98 feet to an old iron pin at the rear corner of property of Ryan's Family Steakhouse No. 2; thence, along the rear line of property of Ryan's Family Steakhouse No. 2 S. 26-18 E., 151.36 feet to an old iron pin on the Northern edge of the right-of-way of Eastborne Road, the point and place of beginning; it being the intention of the Grantor herein to convey to the Grantee all of the remaining property which it owns at this location which is bounded on the North by property simultaneously conveyed by the Grantor to Burger King Limited Partnership I, on the East by property of Ryan's Family Steakhouse No. 2, on the South by the right-of-way of Eastborne Road and on the West by Westcliffe Subdivision.

This is a portion of the property conveyed to the Grantor by deed of I. H. Philpot, Trustee, recorded June 21, 1973, in the Greenville County REC Office in Deed Book 977 at Page 374.

This conveyance is made subject to all easements, conditions, covenants, restrictions and rights-of-way which are a matter of public record and/or actually existing upon the ground affecting the above described property, 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 of 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 3rd day of September 19 82

SIGNED, sealed and delivered in the presence of:

C. DOUGLAS WILSON, INC. (SEAL)

A Corporation

By:

President

Secretary

James C. Blakely, Jr.

H. James Wilcox
James C. Blakely, Jr.

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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 3rd day of September 19 82

James C. Blakely, Jr. (SEAL)

Notary Public for South Carolina
Commission expires 1/6/92

RECORDED IN SEP 3 1982 at 3:35 P. M., No.

GREENVILLE COUNTY
CLERK OF COURTS
SEP 3 1982
1870

0.58

4328 RV-21