

1213-976

Grantee's Address:
P.O. Box 6450
Norcross, Georgia 30091

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, that Spartan Petroleum Company, Inc., a South Carolina corporation,
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 One Hundred Thirty Five
Thousand and NO/100 (\$135,000.00)-----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 Waffle House, Inc., a Georgia Corporation, its successors and assigns:

All that certain lot or parcel of land located on the northwestern quadrant of
the intersection of Interstate Highway 85 and South Carolina Highway 14, and
having, according to a survey by Freeland & Associates for Waffle House, Inc.
dated January 18, 1984, the following, metes and bounds, to-wit:

BEGINNING at a concrete monument on the Northern Right-of-Way of I-85 at the
intersection with S.C. HWY.#14, thence along the Right-of-Way of I-85 S53-20W
199.84' to an iron pin; thence N37-45W 125.05' to an iron pin; thence N0-54W
150.18' to an iron pin; thence N84-58E 249.89' to a concrete monument on the
Right-of-Way of S.C. HWY.#14, thence along the Right-of-Way, of S.C. HWY.#14
S11-53E 78.79' to an iron pin thence S19-09W, 78.87' to the beginning corner.

Also all the right, title and interest of Grantor in and to all that certain
adjoining triangular shaped lot of land lying at the southeastern corner of the
property described above beginning at an old iron pin on the line of the right
of way of South Carolina Highway No. 14 and running thence South 11 degrees
53 minutes East 50 feet to a point; thence South 53 degrees 25 minutes West
50 feet to a point; thence with the line of the above described property
North 19 degrees 18 minutes East 78.9 feet to the beginning corner.

This is the same property conveyed to the Grantor herein by Chevron Oil Company,
a California Corporation, recorded in the RMC Office for Greenville County,
South Carolina, on March 13, 1981, in Deed Book 1144, at Page 300.

GRANTOR herein warrants and covenants that Grantor will not buy, sell, lease
or otherwise make available any land either now controlled by Grantor or acquired
subsequent to the date of this deed, within one city block or 1,000 lineal
feet, whichever is greater, of the demised premises for use for restaurant or
foodservice purposes for a period of 50 years from the date hereof. This
covenant shall be binding upon Grantor, his successors, assigns or beneficiaries.
Grantor does further agree that he will not convey any parcel of land within the
restricted area except by lease or deed containing restrictive covenants equivalent
to the above, which fully protect Grantee's interest herein. Any subsequent
purchaser or lessee under the Grantor herein does hereby agree to be bound by
these same provisions and agrees that the foregoing covenant is attached to and
running with the land.

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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 30th day of May 19 84

SIGNED, sealed and delivered in the presence of:

Rose M. Waldrop
Dolly D. Brund

SPARTAN PETROLEUM COMPANY, INC. (SEAL)
A Corporation
By: James E. McWhorter
Vice-President
M. L. Leverette, Jr.
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 30th day of May 19 84

Marion L. Fair (SEAL)
Notary Public for South Carolina.
My Commission expires: 9-16-85

Rose M. Waldrop

RECORDED this _____ day of _____ 19____, at _____ M., No. _____

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