



40 PM 1964

BOOK 761 PAGE 531

Attorneys at Law, Greenville, S. C.
INSWORTH
R. M. C.

STATE OF SOUTH CAROLINA,
GREENVILLE COUNTY



Know All Men by these Presents:

That **JOHN PERKINS** in the State aforesaid,
in consideration of the sum of **NINETY TWO HUNDRED THREE AND 80/100**
(\$9,203.80) DOLLARS,

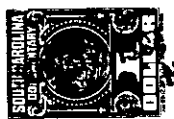
and assumption of mortgage set out below
to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (the receipt whereof is here-
by acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release
unto the said **CHANTICLEER, INC., ITS SUCCESSORS AND ASSIGNS:**

All that certain piece, parcel or lot of land in Greenville County, State of
South Carolina, in the City of Greenville, on the southeastern side of
RIVERSIDE Drive, shown on plat recorded in Plat Book H at Pages 133 and 134,
also see plat recorded in Plat Book HHH, at Page 37, and described as
follows:

BEGINNING at an iron pin on Riverside Drive, and running thence with line
of Country Club Property, N. 85-20 E. 475.1 feet to Reedy River; thence
down said River, S. 59-01 W. 264.4 feet to stake; thence down said river,
S. 19-51 W. 140.4 feet; thence a new line N. 77-36 W. 237.3 feet to iron
pin on said Drive; thence with said Drive, N. 27-22 E. 98 feet to
iron pin; thence with said drive, N. 7-05 W. 93.5 feet to the beginning
corner.

The above is a part of same conveyed to me by deed recorded in Book 583
at Page 432, and Book 599 at Page 227.

As a part of the consideration for this deed the grantee assumes and agrees
to pay a balance due of \$13,796.20 on a mortgage held by Fidelity Federal
Savings & Loan Association.



TOGETHER with all and Singular the Rights, Members, Hereditaments and Appurtenances to the said premises
belonging, or in anywise incident or appertaining

TO HAVE AND TO HOLD all and singular the said Premises before mentioned unto the grantee(s) hereinabove
named, and **its** ~~heirs~~ **successors** and Assigns forever.

And the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s') Heirs, Executors and Administrators to
warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and the
grantee's(s') Heirs and Assigns against the grantor(s) and the grantor's(s') Heirs and against every person whomso-
ever lawfully claiming or to claim the same or any part thereof.

Witness the grantor's(s') hand and seal this ~~10th~~ **13th** day of **November** in the year
of our Lord One Thousand Nine Hundred and **Sixty-Four**

Signed, Sealed and Delivered in the Presence of
Ena W. King (Seal)
Ben C. Thornton (Seal)
_____ (Seal)
_____ (Seal)

John Perkins (Seal)

STATE OF SOUTH CAROLINA, Greenville County } Personally appeared before me **Ena W. King**

and made oath that s he saw the within named grantor(s) **John Perkins**
written deed, and that s he, with **Ben C. Thornton** sign, seal and as **his** act and deed deliver the within
witnessed the execution thereof.

Sworn to before me this **13th**
day of **November**, A. D., 19 **64**
Ben C. Thornton (Seal)
Notary Public for South Carolina

Ena W. King

STATE OF SOUTH CAROLINA, Greenville County } **RENUNCIATION OF DOWER**
I, **Ben C. Thornton** Notary Public, do hereby certify

unto all whom it may concern, that Mrs. **LORITA M. PERKINS**
wife of the within named **JOHN PERKINS**
did this day appear before me, and 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 or persons whomsoever, renounce, re-
lease, and forever relinquish unto **Chanticleer, Inc., its successors** ~~heirs~~ and Assigns, all
her interest and estate, and also her right and claim of Dower of, in or to all and singular the premises within
mentioned and released.

GIVEN under my hand and seal this **13**
day of **November**, A. D., 19 **64**
Ben C. Thornton (Seal)
Notary Public for South Carolina

Lorita M. Perkins

Cancelled documentary stamps attached: S. C. \$ _____; U. S. \$ _____
Recorded this **17th** day of **November** 19**64**, at **4:40** P. M., No. **14523**

- 519- 210-4-8