

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

APR 1 10 42 AM 1966

BOOK 795 PAGE 263

CLERK OF COURT

KNOW ALL MEN BY THESE PRESENTS, that CHANTICLEER REAL ESTATE CO.

A Corporation chartered under the laws of the State of SOUTH CAROLINA and having a principal place of business at GREENVILLE, State of SOUTH CAROLINA, in consideration of TEN THOUSAND AND NO/100 (\$10,000.00) ----- 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 SARA P. BALLARD, her heirs and assigns:

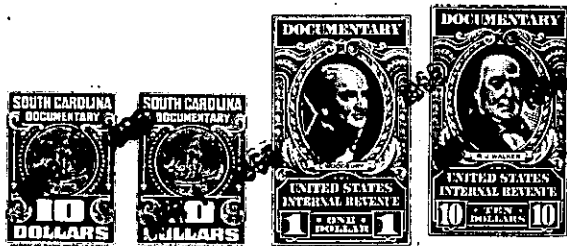
ALL that lot of land in Greenville County, South Carolina known and designated as Lot Number Thirty-Five (35) of Section One (1) of Chanticleer, as shown by a plat thereof made by R. K. Campbell, dated September 29, 1962, and recorded in the R. M. C. Office for Greenville County in plat book "YY" at page 97; and having according to said plat, the following metes and bounds:

BEGINNING AT an iron pin on the North side of Seven Oaks Drive at the joint front corners of Lots 36 and 35 and running thence along said lot lines N 0-35 W 189.3 feet to an iron pin; thence turning and running along the rear lot line of Lot 35 N 84-01 E 142.9 feet to an iron pin at the joint rear corners of Lots 35 and 34; thence turning and running along said lot lines S 5-47 W 200.8 feet to an iron pin on Seven Oaks Drive; thence turning and running along Seven Oaks Drive S 89-36 W 60 feet to an iron pin; thence continuing along Seven Oaks Drive S 85-30 W 60 feet to the point of beginning.

This property is subject to easements and restrictions shown on said plat and to restrictive covenants recorded in the R. M. C. Office for Greenville County in Vol. 713 at page 221 and Vol. 716 at page 321.

This is a portion of the property conveyed to Audubon Forest, Inc., by F. H. Earle by deed recorded in said R. M. C. Office in Vol. 700 at page 383. The name of Audubon Forest, Inc. was changed to Chanticleer, Inc., by instrument recorded in said R. M. C. Office in Vol. 712 at page 481.

This is one of the lots conveyed by Chanticleer, Inc. to Chestnut Hills, Inc. Chestnut Hills, Inc., by amendment of charter, changed its name to Chanticleer Real Estate Co.



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 31st day of March 1966

SIGNED, sealed and delivered in the presence of:

CHANTICLEER REAL ESTATE CO. (SEAL)

A Corporation  
By: R. P. Hughes Pres.  
President  
Secretary

Margaret Lois Dacus  
Jeanette C. Long

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

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 31st day of March 1966.

Jeanette C. Long (SEAL)  
Notary Public for South Carolina.

Margaret Lois Dacus

RECORDED this 1st day of April 1966, at 10:42 A. M., No. 28386

-215- WG 1.3-1-22