

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.
AUG 31 4 44 PM '72
ELIZABETH RIDDLE
R.M.C.

VOL 953 PAGE 581

KNOW ALL MEN BY THESE PRESENTS, that WESTERN FAMILY STEAK HOUSES, INC.

in consideration of THIRTY-THREE THOUSAND SIX HUNDRED TWENTY-FIVE & NO/100THS----- Dollars,
(\$33,625.00)

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto PAUL G. ZAHARIS AND MARY B. ZAHARIS, their Heirs and Assigns, forever;

ALL of that lot of land in the County of Greenville, State of South Carolina, being a portion of Tract 4 of the J. H. Ware Estate, plat of which is recorded in the R. M. C. Office for Greenville County in plat Book A, at page 170, and having, according to a more recent plat entitled "Property of Carlos Lindsey" recorded in Plat Book 4-I, at page 19 (See Plat Book 4-L, page 187), the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeastern side of the White Horse Road at the corner of the 50 foot drive to Crown Duke Apartments, and shown in Plat Book 4-L, at page 187, and running thence along the southern side of said road, N 61-34 E 184.6 feet to an iron pin; thence along the property of said Apartments, S 28-26 E 130 feet to an iron pin; thence S 58-54 W 189.6 feet to an iron pin on the eastern side of the White Horse Road; thence along said Road, N 25-20 W 75 feet to an iron pin; thence along said Road, N 27-50 W 64 feet to the point of beginning and being the same conveyed to the Grantor in Deed Book 949, at page 242.

This conveyance is subject to the following restrictions: (1) a 25 foot easement is reserved for ingress and egress for Carlos F. Lindsey, his heirs and assigns. Said easement to run along the rear property line abutting property owned by Crown Duke Apartments, Bess K. Isham, her heirs and assigns, shall have full rights to the use of said 25 foot easement subject to the aforementioned easement for ingress and egress. Bess K. Isham, her heirs and assigns, are also granted a non-exclusive easement for ingress and egress along the 50 foot strip of land running along the northern side property line of the above described property. Said easement having been reserved by Carlos F. Lindsey in deed to Crown Duke Apartments; (2) The front setback building line for the buildings facing White Horse Road to be 115 feet from the rear of the lot ; (3) No building to be nearer than 15 feet to the

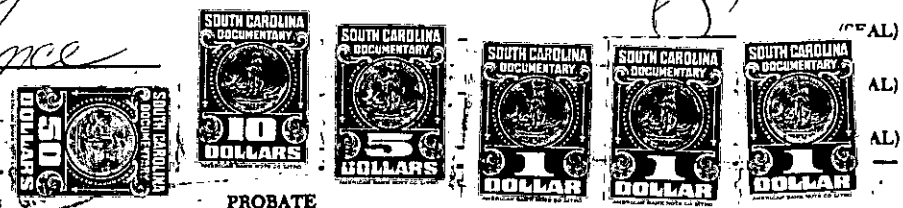
(continued on back)

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 22nd day of August 1972 WESTERN FAMILY STEAK HOUSES, INC. BY: *[Signature]* (SEAL)

SIGNED, sealed and delivered in the presence of:

[Signatures of witnesses]



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 22nd day of August 19 72

[Signature] (SEAL)
Notary Public for South Carolina.

[Signature]

My Commission Expires MY COMMISSION EXPIRES AUGUST 12, 1980

Greenville County
Stamp 3740
Act No. 1

STATE OF SOUTH CAROLINA
COUNTY OF

RENUNCIATION OF DOWER (CORPORATION)

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 and singular the premises within mentioned and released.

GIVEN under my hand and seal this

[Signature] (SEAL)
Notary Public for South Carolina

RECORDED this day of August 19 72 at M., No.

(Continued on next page)

308-1312-1-4