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29606

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State of South Carolina
GREENVILLE COUNTY

DONNIE S. TANKERSLEY
R.M.C.

TITLE TO REAL ESTATE

Know All Men by These Presents:

That James C. Dawkins, hereafter referred to as Grantor, in consideration of the sum of One Dollar (\$1.00) plus assumption of mortgage ~~XXXXXX~~ paid to Grantor by Wendy's International, Inc. hereafter referred to as Grantee, at and before the sealing of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said Grantee, its successors and assigns:

ALL that piece, parcel or tract of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, near the City of Greenville, on the northeastern side of White Horse Road, being shown and designated as a portion of Lot #26 on plat of the property of J. Rowley Yown as recorded in the R.M.C. Office for Greenville County in Plat Book H at Page 49 and also being shown on a more recent plat entitled "Property of Whirlwinds, Inc." prepared by Campbell and Clarkson Surveyors, Inc., dated June 23, 1975, and having, according to said plat, the following metes and bounds, to-wit: — 161 - 249 - 5 - 21.1 (Area D)

BEGINNING at an iron pin on the northeastern side of White Horse Road and the center of a 24-foot easement as delineated on said revised plat with the location of said iron pin being N. 20-23 W. 398.55 feet from the northeastern intersection of White Horse Road and Anderson Road and running thence along and with the center of said 24-foot easement N. 62-25 E. 216.45 feet to an iron pin; thence S. 26-19 E. 149.5 feet to an iron pin; thence S. 62-30 W. 232.5 feet to an iron pin on the northeastern side of White Horse Road; thence running along and with the northeastern side of White Horse Road N. 20-23 W. 150.55 feet to the beginning.

ALSO: a perpetual right to use a 24-foot easement leading from the northeastern side of White Horse Road, which 24-foot wide easement is more particularly set forth on plat entitled "Property of Whirlwinds, Inc." prepared by Campbell and Clarkson Surveyors, Inc., dated June 23, 1975 and which said 24-foot wide easement is to be used for all purposes for which public road and streets are commonly used, including but not limited to the right of ingress and egress to and from the above-described property to White Horse Road and for public utilities over and under and across same. *(Continued on back)

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 and Grantee's Heirs/Successors and Assigns forever. AND Grantor does hereby bind Grantor and Grantor's Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto Grantee and Grantee's Heirs/Successors and Assigns against Grantor and Grantor's Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the hand and seal of Grantor this 22nd day of June, 1976.

Signed, Sealed and Delivered in the Presence of

Jay D. Estuige
Anne H. Carrington

James C. Dawkins (Seal)

(Seal)

Grantor

STATE OF SOUTH CAROLINA,
GREENVILLE COUNTY

Personally appeared before me the undersigned witness and made oath that he saw Grantor sign, seal and as Grantor's act and deed deliver the written deed and that said witness together with the other witness whose name is also above subscribed witnessed the execution of the within deed by Grantor.

Sworn to before me this 22nd day of June, 1976
Anne H. Carrington (Seal)
Notary Public for South Carolina

Jay D. Estuige

My Commission expires 5/14, 1985

STATE OF SOUTH CAROLINA,
GREENVILLE COUNTY

RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that Mrs. _____, wife of the within named Grantor 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, release, and forever relinquish unto Grantee and Grantee's Heirs/Successors and Assigns, all her interest and estate, and also all her right and claim of Dower of, in or to all and singular the premises above described.

GIVEN under my hand and seal this _____ day of _____, 19_____

(Seal)
Notary Public for South Carolina

My Commission expires _____, 19____

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

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