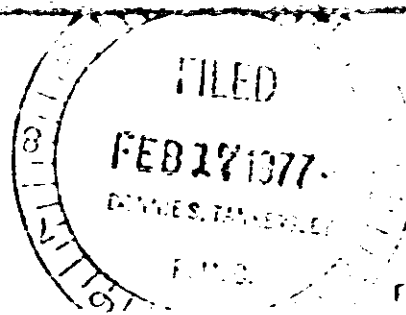


This Deed Was Drafted By:
Gray, Plant, Mooty & Anderson
300 Roanoke Building
Minneapolis, MN 55402



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QUITCLAIM DEED

39 1449

This quitclaim deed, made this 31st day of December,
1976, by IDQ Properties, Inc. of 5701 Green
Valley Drive, City of Minneapolis,
County of Hennepin, State of Minnesota, a corpora-
tion organized and existing under the laws of the State of
Delaware to DAIRY QUEEN FINANCIAL, INC., of 5701 Green
Valley Drive, P. O. Box 35286, City of Minneapolis,
County of Hennepin, State of Minne-
sota, a corporation organized and existing under the laws of the
State of Minnesota,

WITNESSETH:

That IDQ Properties, Inc., in consideration
of the sum of One Dollar (\$1.00) and other good and valuable con-
sideration to it paid, the receipt of which is hereby acknowledged,
does by these presents remise, release, and forever quitclaim unto
DAIRY QUEEN FINANCIAL, INC. all of the right, title and interest
of IDQ Properties, Inc. in and to that certain
real property located in the County of Greenville, State
of South Carolina and more specifically described as follows:

ALL that certain piece, parcel, or lot of land, with all the improvements
thereon, situate, lying, and being on the Northwestern side of U. S.
Highway 29 (also known as Wade Hampton Boulevard) in the City and County
of Greenville, South Carolina, which is a portion of the property conveyed
to Howle Developers, Inc., by Mac V. Patterson, et al, by Deed dated
May 20, 1969, and recorded May 22, 1969, in the Office of the R.M.C. for
said County in Deed Book 868, Page 348, and which is described more par-
ticularly as follows according to a plat of the property of American Dairy
Queen Corporation prepared by Carolina Engineering and Surveying Co. and
dated August 27, 1969. — 519-189.1-1-7.2

BEGINNING at an iron pin on the Northwestern side of Wade Hampton Boulevard,
which is the Southernmost corner of the property conveyed by Howle Developers,
Inc. as mentioned and described hereinabove, and running thence N. 52-43 E.,
100 feet to an iron pin; thence N. 37-01 W., 190 feet to an iron pin; thence
S. 52.43 W., 243.0 feet to an iron pin; and, thence S. 74-05 E., 237.3 feet
to an iron pin, the point of beginning.

To have and to hold the Same, together with all the tene-
ments, hereditaments, and appurtenances thereunto belonging, or
in anywise appertaining, and the rents, issues and profits thereof
to DAIRY QUEEN FINANCIAL, INC., its successors and assigns, for-
ever.

Being the same property conveyed to the Grantor herein by
deed of Howle Developers, Inc. dated February 26, 1970, and recorded
February 26, 1970 in Deed Book 335, at page 143.

4328 RV-21