

301 N. Chestnut St.
Greenville, S.C.
State of South Carolina,
County of GREENVILLE

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KNOW ALL MEN BY THESE PRESENTS, That DAVID BAKER AND LEE J. BAKER

in the State aforesaid, in consideration of the sum of Thirty Thousand and No/100 (\$30,000.00)--
----- Dollars,

to them in hand paid at and before the sealing of these presents by
Chanticleer Real Estate Co.

(the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said Chanticleer Real Estate Co., its successors and assigns, forever:

All that piece, parcel or lot of land situate, lying and being at the intersection of Butternut Drive and Grove Road, near the City of Greenville, County of Greenville, State of South Carolina, being known and designated as a portion of Lot No. 1 of a subdivision known as Chestnut Hills as shown on a plat of said property recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book GG at page 35 and having, according to a more recent survey prepared by Dalton & Neves, dated February, 1959, entitled "Property of Pure Oil Company", recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book KK at page 198, the following metes and bounds:

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BEGINNING at an iron pin on the Northwestern side of Grove Road, which iron pin is N. 25-14 E. 125 feet from the point at which the Northwestern side of said road and the Northeastern side of Butternut Drive would intersect if the same were extended in a straight line, and running thence N. 64-46 W. 100 feet to an iron pin; thence S. 25-14 W. 125 feet to an iron pin on the Northeast side of Butternut Drive; thence with said Drive S. 64-46 E. 75 feet to an iron pin; thence around the curve of said intersection N. 70-14 E. 35.35 feet to an iron pin on the Northwestern side of Grove Road; thence with the Northwestern side of Grove Road N. 25-14 E. 100 feet to the point of beginning.

The within conveyance is subject to such restrictions, setback lines, zoning ordinances, utility easements and rights of way, if any, as may affect the above described property.

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This is the identical property conveyed to the Grantors herein by deed of Pure Oil Company, dated November 15, 1960, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 667 at page 153 on January 31, 1961.

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