

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

1072 - 15

McLeer's Address:  
c/o A. Edward Johnston  
McLeer Real Estate  
900 Elmwood Avenue, Suite 200  
Columbia, S. C. 29201

KNOW ALL MEN BY THESE PRESENTS, that WENDY'S OF SOUTH CAROLINA, INC.

A Corporation chartered under the laws of the State of South Carolina and having a principal place of business at  
State of South Carolina, in consideration of

---TWO HUNDRED SEVENTY-FIVE THOUSAND & 00/100 (\$275,000.00)----- 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 MAULDIN ASSOCIATES, a General Partnership, its successors and assigns forever:

ALL those certain pieces, parcels or tract of land, situate, lying and being in the State of South Carolina, County of Greenville, City of Mauldin as shown on plat by Enright Associates, Inc., dated September 2, 1976, and revised October 26, 1977, said plat recorded in Plat Book 6-1, Page 99, and being designated thereon as Parcel "A" (0.53 acres, more or less), and Parcel "B" (0.12 acres, more or less) said lots having the following metes and bounds, to wit:

**PARCEL "A":**BEGINNING at an iron pin in the right-of-way of U. S. Highway 276 (Laurens Road), the joint front corner of property herein described and property now or formerly of Sobanco Properties, Inc. as shown on Enright plat, and running thence up the joint line of property herein described and property now or formerly of Sobanco Properties, Inc., S. 64-17 W., 200 feet to an iron pin at the joint rear corner of property herein described and other property of C.W.I., a partnership; thence along the joint line of Parcel "A" herein described and Parcel "B", S. 19-56 E., 117.26 feet to an iron pin, the joint rear corner of property herein described and property designated on said plat as "Private Road" thence along said "Private Road, N. 63-44 E., 200.15 feet to an iron pin in the southeasterly right-of-way of U. S. Highway 276 (Laurens Road); thence along said right-of-way, N. 19-54 W., 115.32 feet to an iron pin, the point of beginning.

**PARCEL "B":** BEGINNING at an iron pin, said iron pin located on a private road, S. 63-44 W., 200.15 feet from U. S. 276 (Laurens Road), on a curvature to the right 79.02 feet, said curve having a radius of 50 feet, the long chord of said curve being 65.01 feet, N. 73-32 W., to a point; thence N. 25-43 W., 73.0 feet to a point; thence N. 64-17 E., 60.0 feet to an iron pin; thence S. 19-56 E., 117.26 feet along a common line with Parcel "A" to the beginning.

Parcel A being the same property conveyed to Wendy's of South Carolina, Inc. by deed of C.W.I., etc., recorded November 3, 1977, in Deed Book 1067, Page 857, and Parcel B being the same property conveyed to Wendy's of South Carolina, Inc. by deed of C.W.I., etc., recorded November 3, 1977 in Deed Book 1067, Page 859. This conveyance is made subject to any restrictions, reservations, zoning ordinances or easements that may appear of record, on the recorded plat(s), or on the premises.

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 17th day of January 1978.

SIGNED, sealed and delivered in the presence of:

WENDY'S OF SOUTH CAROLINA, INC.

(SEAL)

A Corporation

By:

President

Secretary

STATE OF SOUTH CAROLINA  
COUNTY OF SPARTANBURG

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 17th day of January 1978

(SEAL)

Notary Public for South Carolina.

My commission expires: 2/28/83

RECORDED this day of JAN 18 1978 at

12:02 P.M.

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